



STATE BANK OF INDIA

Authorized Officer's Details:

Name: Sri. Narasimha Murthy B

E-mail Id: sbi.05173@sbi.co.in

Mobile No: 9962629198

Land Line No. (Office): 080-25943678

Address of the Branch:**STRESSED ASSETS RECOVERY BRANCH**

Building No.11/90, III Floor, Opp.Trustwell Hospital,

Near Old Shivaji Theatre, J C Road,

Bengaluru -560 002.

“APPENDIX- IV-A”

[See proviso to rule 8 (6)]

E-AUCTION SALE ON 06.05.2026**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

**E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY
(EXCLUDING MOVABLES, IF ANY, LYING IN THE PREMISES) 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 in particular to the Borrowers/Mortgagers that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorized Officer of State Bank of India, Secured Creditor, will be sold on “As Is Where Is”, “As Is What Is” and “Whatever There Is” basis on **06.05.2026** for recovery of Rs.44,50,695.00 (Rupees Forty Four Lakhs Fifty Thousand Six Hundred and Ninety Five Only) as on 10.04.2026 and further interest at contractual rate from 11.04.2026 with incidental expenses, costs, charges etc., due to the State Bank of India, Secured Creditor from the Borrowers Sri Vishal Ganesh Sarag and Smt. Pranita Vishal Sarag.

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

Property 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.43,77,000/-	Rs.4,37,700/-	Rs.50,000/-	From 10:00am to 4:00pm on 06.05.2026	On or before 06.05.2026 up to 10.00 am



SECURED INTEREST

Sl. No	DESCRIPTION OF PROPERTY (Immovable asset)	Reserve Price (Amt in Rs.)
1.	Tender No: Property ID- SBIN200055216638 <u>SCHEDULE 'A' PROPERTY</u> Item No.1: All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 12/1, measuring 12.15 guntas [132531.5 Sq. feet], situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, presently within the jurisdiction of CMC-Hebbagodi, Ward No. 26 and bounded as follows: East by: Portion of the Sy. Nos. 12/1, 12/2, 12/5 and 13/1 gifted to Chandrakala, West by: Portion of the Sy. Nos. 12/1, 12/2, 12/5 and 13/1 gifted to Bharathi M, North by: Sy. No. 12/1 and South by: Private property. Item No.2: All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 13/1, measuring 12.15 guntas [132531.5 Sq. feet], situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, presently within the jurisdiction of CMC-Hebbagodi, Ward No. 26 and bounded as follows: East by: Private property, West by: Portion of the property gifted to Sarawathi M, North by: Sy. No. 12/1 and South by: Private property. <u>SCHEDULE 'B' PROPERTY</u> (Un-divided share sold under this Deed) 359 Sq. ft undivided share, right, title and interest of land in the total land of Item No. 1 and 2 of Schedule 'A' property referred to above. <u>SCHEDULE 'C' PROPERTY</u> (Subject matter of this Sale Deed) All the piece and parcel of Flat bearing No. T-09 bearing CMC Hebbagodi Khatha No. 12/1, 13/1, TF//T-09 Sl. No. 9284 (within Ward 26 of CMC-Hebbagodi) in Third Floor constructed over the Schedule 'A' property contains 2 Bed Rooms, one with attached bath, Kitchen cum Dinning a common bath cum toilet, Living room with one car parking space and the super built are measuring 1150 Sq. ft of the Apartment known as "KRITAN IRIS" together with an undivided share, right, title and interest of land as specified in Schedule 'B' property referred to above, along with water, electricity and sewerage amenities together with common areas such as passages, lobbies, lifts, staircase and other areas for common use and schedule 'C' Flat is bounded by: - East by: 6 Meter Wide Corridor, West by: Flat No. T-10, North by: Flat No. T-03 and South by: 6 Meter Wide Corridor.	Rs.43,77,000/-



The sale shall be subject to provisions of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002.

For further details regarding inspection of the property the intending bidder may contact the Authorized Officer, State Bank of India, Stressed Assets Recovery Branch, Building No.11/90, III Floor, Opp.Trustwell Hospital, Near Old Shivaji Theatre, J C Road, Bengaluru -560 002 Telephone: 080-2594-3678/3663 or Bank's approved Resolution Agent, M/s KN Resolutions Pvt Ltd. Representative: Sri. V Pradeep Kumar, Cell No.9535052772

To the best of knowledge of the Authorized Officer, & as per available information there is no encumbrance on any of the above said property. For detailed terms and conditions of the sale, please refer to the link provided in PSB Alliance Pvt Limited, [https:// baanknet.com](https://baanknet.com) and www.sbi.co.in

NOTE: Sale of property is brought under "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" condition, any dues affecting the property such as Electricity bill, Water bill, pending charges with respect of Association, Transfer of E-Khatha & property tax etc., has to be borne by the auction purchaser.

Date:13.04.2026
Place: Bengaluru

Sd/-
Chief Manager & Authorized Officer
State Bank of India,
Stressed Assets Recovery Branch,
Bengaluru



TERMS AND CONDITIONS OF SALE:**Property (Immovable Asset) will be sold on 06.05.2026****'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:**

1	Name and address of the Borrower/ Guarantors/ Mortgagor	1.Sri Vishal Ganesh Sarag, S/o. Ganesh Sarag DS-Max Silver Oak Apartments, No. 025, Ananthnagar to Kammasandra Road, Phase-1, Near Purnami Apartment, Bangalore- 560 100. <u>Also, at:</u> - ii. D. No. E-210, H. Muniyappa colony, Hebbagodi, Opposite Biocon, Hebbagodi, Bangalore- 560 100. iii. C/o. Ganesh Sarag, New Radha Kishan Plot, Near Bhatiwadi, Sarag Bhavan, Akola- 444 001. Maharastra. iv. EMP Co. WFS020, Department: Customer Support Designation: Sr. Team Leader, Wakefit Innovations Pvt Ltd., No. 94, 5th Block, 4th Cross Road, Koramangala Industrial Layout Bangalore- 560 095. v. 20A 4th Cross, Pereira Nivas, Denmark Avenue Layout Kammasandra Road, Hebbagodi Electronic City, Bangalore – 560 100. 2. Smt. Pranita Vishal Sarag, W/o. Vishal Sarag, DS-Max Silver Oak Apartments, No. 025, Ananthnagar to Kammasandra Road Phase-1, Near Purnami Apartment, Bangalore- 560 100. <u>Also, at:</u> - ii. C/o. Vishal Sarag, New Radha Kishan Plot Near Bhatiwadi, Sarag Bhavan, Akola- 444 001. Maharastra. iii. 20A 4th Cross, Pereira Nivas, Denmark Avenue Layout, Kammasandra Road, Hebbagodi Electronic City, Bangalore – 560 100.
2	Name and address of Branch, the Secured Creditor	STATE BANK OF INDIA, Stressed Asset Recovery Branch 3rd Floor, Building No. 11/90, Opp.Trustwell Hospital, Near Old Shivaji Theatre, J C Road, Bengaluru – 560002.
3	Description of the immovable secured assets to be sold.	Tender No: 39 Property ID- SBIN200055216638 <u>SCHEDULE 'A' PROPERTY</u> <u>Item No.1:</u> All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 12/1, measuring 12.15 guntas [132531.5 Sq. feet], situated at Kammasandra Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District, presently within the jurisdiction of CMC-Hebbagodi, Ward No. 26 and bounded as follows: East by: Portion of the Sy. Nos. 12/1, 12/2, 12/5 and 13/1 gifted to Chandrakala, West by: Portion of the Sy. Nos. 12/1, 12/2, 12/5 and 13/1 gifted to Bharathi M, North by: Sy. No. 12/1 and South by: Private property. <u>Item No.2:</u> All that piece and parcel of the residentially converted undeveloped land bearing Survey No. 13/1, measuring 12.15 guntas [132531.5 Sq. feet], situated at Kammasandra Village, Attibele Hobli,



		Anekal Taluk, Bangalore Urban District, presently within the jurisdiction of CMC-Hebbagodi, Ward No. 26 and bounded as follows: East by: Private property, West by: Portion of the property gifted to Sarawathi M., North by: Sy. No. 12/1 and South by: Private property: <u>SCHEDULE 'B' PROPERTY</u> (Un-divided share sold under this Deed) 359 Sq. ft undivided share, right, title and interest of land in the total land of Item No. 1 and 2 of Schedule 'A' property referred to above. <u>SCHEDULE 'C' PROPERTY</u> (Subject matter of this Sale Deed) All the piece and parcel of Flat bearing No. T-09 bearing CMC Hebbagodi Khatha No. 12/1, 13/1, TF//T-09 Sl. No. 9284 (within Ward 26 of CMC-Hebbagodi) in Third Floor constructed over the Schedule 'A' property contains 2 Bed Rooms, one with attached bath, Kitchen cum Dinning a common bath cum toilet, Living room with one car parking space and the super built are measuring 1150 Sq. ft of the Apartment known as "KRITAN IRIS" together with an undivided share, right, title and interest of land as specified in Schedule 'B' property referred to above, along with water, electricity and sewerage amenities together with common areas such as passages, lobbies, lifts, staircase and other areas for common use and schedule 'C' Flat is bounded by: - East by: 6 Meter Wide Corridor, West by: Flat No. T-10, North by: Flat No. T-03 and South by: 6 Meter Wide Corridor. Standin in the joint names Sri Vishal Ganesh Sarag & Smt. Pranita Vishal Sarag.
4	Details of the encumbrances known to the secured creditor.	Not Known as per available information.
5	The secured debt for recovery of which the property is to be sold	Rs.44,50,695.00 (Rupees Forty-Four Lakhs Fifty Thousand Six Hundred and Ninety-Five Only) as on 10.04.2026 with incidental expenses, costs, charges etc
6	Deposit of earnest money (EMD)	<u>EMD Rs.4,37,700/- and Bid Increment Rs.50,000/-</u> EMD as mentioned above (10% of Reserve price) to be transferred / deposited by bidders in his / her/ their own Wallet provided on its e-auction site PSB Alliance Pvt Limited https://baanknet.com by means of RTGS/NEFT.
7	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be deposited Last date & Time within which EMD to be remitted	Rs.43,77,000/- Bidders' own wallet Registered on its e-auction site, PSB Alliance Pvt Limited https://baanknet.com by means of RTGS/NEFT. 06.05.2026 up to 10.00 AM



8	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 Authorized 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 15th day of the confirmation of sale of the secured assets or such extended period as may be agreed upon in writing between the Secured Creditor and the auction purchaser not exceeding three months from the date of auction. This amount should be paid through EFT/NEFT/ RTGS/ Demand Drafts / Bankers cheque or in any mode of remittance in favour of "SBI SARB Parking Account" to the credit of A/c. No 40252992555 with State Bank of India, SARB, J.C. Road, Bengaluru – 560 002. Branch Code:20202: IFSC Code.SBIN0020202
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 06.05.2026 Online e-Auction from 10.00 a.m. to 4.00 p.m. 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. 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 Limited at the web portal https:// baanknet.com
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs.50,000/-. Unlimited extensions of 10 minutes each if a bid is placed in the last 10 minutes of the scheduled closing time of e Auction and bidding continues further Indian Rupee
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile No.	Between 10.00 AM and 4.00 PM on any working day before auction date with prior appointment. Authorised Officer: Sri.Narasimha Murthy B Chief Manager (CLO) – 9962629198 M/s KN Resolutions Pvt Ltd, Representative: Sri. V Pradeep Kumar, Cell No.9535052772



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Other terms & conditions of e-Auction Sale as under:

- A. The Bidders should get themselves registered on PSB Alliance Pvt Limited <https://baanknet.com> by providing requisite KYC documents as per the practice followed by M/s PSB Alliance Pvt Limited well before the auction date. (The registration process is detailed on the above website).
- 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. **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.** 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.
- C. The intending bidders should transfer his/her EMD amount by means of challan generated on his/her bidder account maintained with PSB Alliance Pvt Limited at <https://baanknet.com> by means of NEFT / RTGS transfer from his bank account.
- D. The intending bidders should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with PSB Alliance Pvt Limited 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 the sale price to be paid immediately i.e., on same day or not later than the 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. 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 bidders.
- I. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
- J. 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 PSB Alliance Pvt Limited. The bidder has to place a request with PSB Alliance Pvt Limited for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).



- N. The Authorized Officer is not bound to accept the highest offer and the Authorized officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-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, Association dues, GST etc., owing to anybody shall be the sole responsibility of successful bidder.
- R. In case 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 off 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.
- T. 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.
- U. 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.
- V. The Certificate of Sale will be issued in 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).
- W. This sale will attract the provision of sec.194-IA of the Income Tax Act.
- X. Dues pertaining to BBMP tax arrears, electricity charges, water charges, Khatha transfer charges, maintenance of the flat, if anything pending & other such charges shall be borne by the intending buyer. Bank is no way responsible for payments of said taxes, charges, etc.

14	Details of pending litigation, if any, in respect of property proposed to be sold	Not known as per available information.
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For STATE BANK OF INDIA

Authorised Officer & ಮುಖ್ಯ ವ್ಯವಸ್ಥಾಪಕ ಅಧಿಕಾರಿ
Stressed Assets Recovery Br. (05173), Bengaluru-02
Chief Manager & Authorized Officer,
State Bank of India,
Stressed Assets Recovery Branch,
Bengaluru.

Place: Bengaluru
Date: 13.04.2026