STATE BANK OF INDIA,

STRESSED ASSETS RECOVERY BRANCH (SARB), BANGALORE
3rd Floor, Building No. 11/90, Near Old Shivaji Theatre,
JC Road, Bangalore 560002
Tel: 080 -25943663/3664, Email: **sbi.05173@sbi.co.in**

STATUTORY NOTICE FOR SALE UNDER RULE 8(6)OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

Date: 12.05.2026

1) Mr. Venkateshwara Rao, S/o Yaramma Rao
2) Mrs. J Padmavathi D/o Subba Rao
Both Residing at
No 7, 2nd Floor, Narayanappa Layout,
Hebbal, Kempapura, Suma Public School,
Bangalore, 560 024, and

Padmavathi Enterprises
No. 7 Ground Floor Narayanappa Layout,
Hebbal, Kempapura, Suma Public School,
Bangalore, 560 024,
and also at
No 103, Thirumala Residency 1st Floor,
Survey No. 112/2, Jakkur Village,
Yelahanka Hobli, Bengalore 560 064,

Sri Balaji Elevators and Borewells Service,
No. 7 Ground Floor Narayanappa Layout,
Hebbal, Kempapura, Suma Public School,
Bangalore, 560 024,
and also

Mr, Venkateshwar Rao,
No. 25, Sri Venkateshwara Nilaya,
Vayunandana Layout, Hebbal,
Kempapura,
Bangalore, 560 024

Dear Sir,

SUB: NOTICE FOR 30 days SALE UNDER RULE 8 (6)) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 (HEREIN AFTER CALLED THE RULES)

Borrowers: Mr. Venkateshwara Rao, S/o Yaramma Rao and Others
Account No. 39161497907 & 39193727672

Whereas, the Authorised Officer of the State Bank of India, had taken physical possession of the below mentioned property on **05.12.2025**, as per Sec. 13(4) of the

STATE BANK OF INDIA SARB 05173 भारतीय स्टेट बैंक Stressed Assets Recovery Br., B'luru-02

Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002(herein after called the Act), which have been offered/charged as security towards your liabilities to the Bank amounting to **Rs.1,29,15,378/- (Rupees One Crore Twenty Nine Lakh Fifteen Thousand Three Hundred and Seventy Eight Only) as on 11.05.2026**, and interest with incidental expenses, cost, charges etc.

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.

Your attention is also invited to provision of sub-section (8) of sub-section 13 of the Act in respect of time available to redeem the secured assets.

Please take notice that the secured asset (Immovable Property)charged/mortgaged to the Bank more fully described in the schedule hereunder shall be sold by public e-Auction to be held on 15.06.2026 through M/s PSB Alliance Pvt Ltd website for further details, please refer to the notice to be published in the newspapers and at websites viz. www.sbi.co.in http://baanknet.com.

A copy of the e-auction notice 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

Description of the immovable Property	Reserve Price (Rs.)
SCHEDULE PROPERTY **SCHEDULE 'A'** All that piece and parcel of an Immovable residential property bearing Old Sy. No.104, New Sy No. 112/2 measuring 10 Guntas, present BBMP Khata No. 764/112/2, (Converted from agricultural purpose to non-agricultural purpose vide conversion order dated 06.10.2010, bearing No. ALN.(NAY)SR:77/2020/11) issued by Jakkur Village, Yelahanka Commissioner, Bangalore North Taluk, now comes jurisdiction of BBMP, Yelahanka Sub Range Bangalore, Ward No.7, measuring 10 Guntas or 10,890 Sq.ft and bounded on: **East by:** Sy. No. 112 **West by:** Road & Private Property/ Government Property **North by:** Sy. No. 104 South by: 60 Ft PWD Road **SCHEDULE 'B' PROPERTY** **381.36 Square Feet** of Undivided share, right, title, interest and ownership in the Schedule 'A' Property **SCHEDULE 'C' PROPERTY** The apartment bearing no.103, first floor with super built up area of 1080 sft consisting of 2 Bed Rooms and proportionate share in the common areas such as passage, lobbies, lifts, wells staircases, and other areas of common use and one covered car parking space in the building known as 'Tirumala Residency', and bounded on: East by: Passage and Flat No. 104, West by: Open to Sky, North by: Open to Sky, South by: Flat No.102.	**Rs. 64,00,000/-**

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For State Bank of India

Yours Faithfully,

Authorised Officer.

Authorised Officer & Chief Manager प्रबंधक
Stressed Assets Recovery Branch, Bengaluru-02

STATE BANK OF INDIA,

STRESSED ASSETS RECOVERY BRANCH (SARB), BANGALORE

3rd Floor, Building No. 11/90, Near Old Shivaji Theatre JC Road, Bangalore 560002

Tel: 080 -25943663/3664, Email: **sbi.05173@sbi.co.in**

Authorised Officer's Details: **Name: : Mr. Nagaraja V** **Chief Manager** Mobile No: 94484 41455 **E-mail ID:** sbi.05173@sbi.co.in	**STRESSED ASSETS RECOVERY BRANCH (SARB)** **3rd Floor, Building No. 11/90, Near Old Shivaji Theatre JC Road, Bangalore 560002** **Landline No: 080 -2594-3663/3678** **CCO : Mr. Jithin Rajagopalan** **Mob: 94498 40172**

Annexure-A

Appendix: IV-A

[See Proviso to rule 8(6)]

Sale notice for sale of immovable property

(Excluding movable assets, if any, lying in the premises)

E-Auction sale notice for sale of immovable assets (excluding movable assets, if any, lying in the premises) 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 (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of State Bank of India being the Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** basis on **15.06.2026** for recovery of **Rs.1,29,15,378/- (Rupees One Crore Twenty Nine Lakh Fifteen Thousand Three Hundred and Seventy Eight Only) as on 11.05.2026**, with future interest, charges etc. due to the State Bank of India, SARB, JC Road,Bangalore, **1) Mr. Venkateshwara Rao, S/o Yaramma Rao 2) Mrs. J Padmavathi D/o Subba Rao Both Residing at** No 7, 2nd Floor, Narayanappa Layout,Hebbal, Kempapura, Suma Public School, Bangalore, 560 024.

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The Reserve price, Earnest Money Deposit (EMD), Bid increment amount and time of E-auction and the Last date for submission of EMD along with KYC documents for immovable property to be sold will be as under:

Reserve Price(Below which the property will not be sold)	Earnest Money to be Deposit (EMD)	Bid increment amount	Date and time of e-auction	Last date for receipt of EMD along with KYC documents
Rs. 64,00,000/-	Rs. 6,40,000/-	Rs. 50,000/-	15.06.2026 From 11:00 AM to 4:00 PM	On 15.06.2026 up to 11.00 AM

DESCRIPTION OF IMMOVABLE PROPERTY

Tender No: SBI/SARB/2026-27/ 85

SCHEDULE PROPERTY
SCHEDULE 'A'

All that piece and parcel of an Immovable residential property bearing Old Sy. No.104, New Sy No. 112/2 measuring 10 Guntas, present BBMP Khata No. 764/112/2, (Converted from agricultural purpose to non-agricultural purpose vide conversion order dated 06.10.2010, bearing No. ALN.(NAY)SR:77/2020/11) issued by Jakkur Village, Yelahanka Commissioner, Bangalore North Taluk, now comes jurisdiction of BBMP, Yelahanka Sub Range Bangalore, Ward No.7, measuring 10 Guntas or 10,890 Sq.ft and bounded on:
East by: Sy. No. 112 **West by:** Road & Private Property/ Government Property
North by: Sy. No. 104 **South by:** 60 Ft PWD Road

SCHEDULE 'B' PROPERTY

381.36 Square Feet of Undivided share, right, title, intrest and ownership in the Schedule 'A' Property

SCHEDULE 'C' PROPERTY

The apartment bearing no.103, first floor with super built up area of 1080 sft consisting of 2 Bed Rooms and proportionate share in the common areas such as passage, lobbies, lifts, wells staircases, and other areas of common use and one covered car parking space in the building known as 'Tirumala Residency', and bounded on:

East by: Passage and Flat No. 104,
West by: Open to Sky,
North by: Open to Sky,
South by: Flat No.102.

STATE BANK OF INDIA SARB 05173 Stressed Assets Recovery Br., B'luru-02

The Borrower /Mortgagor is hereby noticed to pay the sum mention above 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 link provided by the secured creditor represented by the Authorised Officer, State bank of India, SARB, Bengaluru i.e.1.http://www.baanknet.con 2. www.sbi.co.in

For further details regarding inspection of the propertied the intending bidders may contact the Authorised Officer as mentioned above or Bank's Approved Resolution Agent M/s Sri Vari Business Consultant India Pvt Ltd, Bangalore Representative: Mr. Mohan Kumar C Mob:9916804586
To the best of knowledge of the Authorised Officer, there is no encumbrance on any of the above said properties.

For State Bank of India

Date:12.05.2026
Place: Bangalore

Authorised Officer

Authorised Officer & Chief Manager / मुख्य प्रबंधक
Stressed Assets Recovery Branch, Bengaluru-02

Annexure 'B'

THE TERMS AND CONDITIONS OF SALE :

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	**1) Mr. Venkateshwara Rao, S/o Yaramma Rao** **2) Mrs. J Padmavathi D/o Subba Rao** **Both Residing at** No 7, 2nd Floor, Narayanappa Layout, Hebbal, Kempapura, Suma Public School, Bangalore, 560 024.
2	Name and address of the Guarantor	**NIL**
3	Name and address of Branch, the secured creditor	**STATE BANK OF INDIA,** Stressed Assets Recovery Branch 3rd Floor, Building No. 11/90, Near Old Shivaji Theatre JC Road, Bangalore 560002
4	Description of the immovable secured assets to be sold	**SCHEDULE PROPERTY** **SCHEDULE 'A'** All that piece and parcel of an Immovable residential property bearing Old Sy. No.104, New Sy No. 112/2 measuring 10 Guntas, present BBMP Khata No. 764/112/2, (Converted from agricultural purpose to non-agricultural purpose vide conversion order dated 06.10.2010, bearing No. ALN.(NAY)SR:77/2020/11) issued by Jakkur Village, Yelahanka Commissioner, Bangalore North Taluk, now comes jurisdiction of BBMP, Yelahanka Sub Range Bangalore, Ward No.7, measuring 10 Guntas or 10,890 Sq.ft and bounded on: **East by:** Sy. No. 112 **West by:** Road & Private Property/ Government Property **North by:** Sy. No. 104 South by: 60 Ft PWD Road **SCHEDULE 'B' PROPERTY** **381.36 Square Feet** of Undivided share, right, title, intrest and ownership in the Schedule 'A' Property **SCHEDULE 'C' PROPERTY** The apartment bearing no.103, first floor with super built up area of 1080 sft consisting of 2 Bed Rooms and proportionate share in the common areas such as passage, lobbies, lifts, wells staircases, and other areas of common use and one covered car parking space in the building known as 'Tirumala Residency', and bounded on: East by: Passage and Flat No. 104, West by: Open to Sky, North by: Open to Sky, South by: Flat No.102.
5	Details of the encumbrances known to the secured creditor.	Nil

6	The secured debt for recovery of which the property is to be sold	**Rs.1,29,15,378/- (Rupees One Crore Twenty Nine Lakh Fifteen Thousand Three Hundred and Seventy Eight Only) as on 11.05.2026**.
7	Deposit of earnest money	**EMD: 6,40,000/-** being the 10% of Reserve price to be remitted/ transferred by bidders in his / her/ their own Wallet provided by M/s. PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com/eauction-psb/bidder-registration by means of RTGS/NEFT.s
8	i. **Reserve price** of the immovable secured assets: ii. **Bank account** in which EMD to be remitted. iii. **Last Date and Time** within which EMD to be remitted:	**Rs.6,40,000/-(Rupees Six Lakh Forty Thousand Only)** Bidder(s) own wallet provided by M/s. PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com/eauction-psb/bidder-registrationby means of RTGS/NEFT **Time: up to11.00 AM, Date: 15.06.2026**
9	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. This amount should be paid through EFT/NEFT/RTGS/Demand Draft/Bankers Cheque or in any mode of remittance in favour " SBI-SARB-Parking Account" to the credit of A/c No.40252992555 with State Bank of India, J C Road, Bengaluru, 560002, Branch Code 202022 IFSC Code : SBIN0020202 The Balance 75% of the sale price is payable on or before the 15th 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 the e- Auction purchaser not exceeding three months from the date of e- Auction.

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10	Date, Time and place of public e-Auction or time after which sale by any other mode shall be completed	**15.06.2026** **Time: 300 Minutes:** From11:00 AM to 4:00 PM. With unlimited extension of TEN minutes for each bid, if the bid continues, till the sale is concluded.
11	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	M/s. PSB Alliance Pvt. Ltd on its e-auction site https://baanknet.com/eauction-psb/bidder-registration
12	(i) Bid increment amount: (ii) Auto extension:	**(i) Rs. 50,000/-** (ii) Unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.
13	**Date and Time** during which inspection of the immovable assets to be sold and intending bidders should satisfy themselves about the assets and their specification. ii Contact person with mobile number	**Between 11.00 A.M. and 4.00 P.M. on any day before the date of auction with prior appointment** Authorised Officer : **Mr. Nagaraja V** Mobile No: 94484 41455 **Please contact: Sri Vari Business Consultant India Pvt Ltd Mr. Mohan Kumar C. 99168 04586 and Mr. Rahman M. A. 98802 91230**
14	Other Terms & conditions of e-Auction Sale	

A. The Bidders should get themselves registered on M/s PSB Alliance Pvt Ltd at https://baanknet.com/eauction-psb/bidder-registration 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 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

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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 bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s. PSB Alliance Pvt. Ltd on its e-auction site https://baanknet.com/eauction-psb/bidder-registrationby means of NEFT/ RTGS transfer from his bank account.

D. The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his 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 successful bidder shall be required to submit the final price quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction

F. The property shall not be sold below the Reserve Price. However, the bidder must undertake to increase the bid amount by one bid increment amount mentioned in the sale notice, even if the bidder is a sole/successful bidder.

G. 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.

H. 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.

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I. 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.

J. 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.

K. 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.

L. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

M. 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.

N. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

O. 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.

P. 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 or 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).

Q. 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.

R. 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.

S. 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.

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T. 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.

U. 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.

V. 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

W. 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.

X. 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.

Y. 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.

For further details and regarding inspection of Property the intending bidders may contact the Authorised Officer & Chief Manager, State Bank of India, STRESSED ASSETS RECOVERY BRANCH (SARB), 3rd Floor, Building No. 11/90, Near Old Shivaji Theatre JC Road, Bangalore 560002

Date: 12.05.2026
Place: Bangalore

For State Bank of India

AUTHORISED OFFICER
Authorised Officer & Chief Manager / मुख्य प्रबंधक
Stressed Assets Recovery Branch, Bengaluru-02