



**STATE BANK OF INDIA
STRESSED ASSETS RECOVERY BRANCH (SARB), BENGALURU**

Authorised Officer's Details:

Name: Name: Sri Nagaraja V
E-mail Id: sbi.05173@sbi.co.in
Mob: +91 9448441455
Landline No.(Office):080-2594 3663

Address of the Branch:

Building No.11/90, III Floor, Near Old Shivaji
 Theatre, JC Road, Bengaluru - 560002
Contact: CCO: Sri Yagnesh
M: +919884798001, **Tel:** 080-2594-3678/3663
E-mail Id: sbi.05173@sbi.co.in.

APPENDIX-IVA**[See proviso to Rule 6(2) & 9(1)]****e-AUCTION ON 29.05.2026**

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

E-Auction Sale Notice for Sale of Movable under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and the Borrower/Mortgagors/Guarantors in particular that the below described movable and immovable properties mortgaged / charged / hypothecated to the Secured Creditor, State Bank of India, SARB, 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 Quality there is"** basis on **29.05.2026** for recovery of Rs. 94,32,541-00 (Rupees Ninety four lakh thirty two thousand five hundred forty one only) as on 07.05.2026 and further interest at contractual rate from 08.05.2026 within incidental expenses + costs, charges etc., due to the Secured Creditor, State Bank of India from the Borrower M/s. Aghana Traders, Rep by its Prop: Sri TR Deepak, S/o late Renukaradhya, 1st Main, Near Park, Ward No. 21/14, Gandhinagar, Tiptur Town, Tumakuru District, and Guarantor Sri T R Dilip, S/o late Renukaradhya, 1st Main, Near Park, Ward No. 21/14, Gandhinagar, Tiptur Town Tumakuru District.

The Reserve Price, Earnest Money Deposit (EMD), Bid increment amount and time of e-auction and last date for submission of EMD along with KYC documents for immovable properties to be sold will be as under:

Property No.	Reserve Price (Below which the properties will not be sold)	Earnest Money Deposit (EMD)	Bid Increment Amount	Date, Time of e-Auction of property	Last date for submission of EMD along with KYC documents
1.	Rs. 1,35,14,000-00	Rs. 13,51,400-00	Rs. 20,000-00	29.05.2026. 11:00 AM to 04.00 PM	On or before 29.05.2026 up To 11.00A.M.



DESCRIPTION OF IMMOVABLE PROPERTIES

All that part and parcel of Residential Site with Building bearing Municipal Khatha No. 1034/361 (old No. 2080) measuring East to West 40 feet X North to South 75 feet, in all measuring 3000 Sq feet, situated in 1st Main, Gandhinagar, Ward No. 21/14, Tiptur, Tumakuru District, Property standing in the name Sri T R Dilip, S/o late Renukaradhya.

Bound: On the East by Krishnappa, On the West by Road, On the North by Road, On the South by Conservancy.

RESERVE PRICE: Rs. 1,35,14,000-00 (Rupees One crore thirty five lakh fourteen thousand only)

EMD: Rs. 13,51,400-00 (Rupees Thirteen lakh fifty one thousand four hundred only)

STATUTORY 15 DAYS SALE NOTICE UNDER "SARFAESI" ACT, 2002.

The Borrowers/Guarantors/Corporate Guarantors/Mortgagors are hereby noticed to pay the sum mentioned above within 15 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 Creditor, State Bank of India, Stressed Assets Recovery Branch, J.C. Road, Bengaluru, represented by its Authorised Officer, i.e., <https://baanknet.com>

Date: 11.05.2026
Place: Bengaluru

काउन्सिल मैनेजिंग डायरेक्टर के भारतीय स्टेट बैंक
For State Bank of India

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

Authorised Officer

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

Date: 11.05.2026

To,
M/s. Aghana Traders

Rep by its Prop:

Sri T R Deepak
S/o late Renukaradhya
1st Main, Near Park
WardNo.21/14, Gandhinagar
Tiptur Town
Tumakuru District.

Sri T R Dilip
S/o late Renukaradhya
1st Main, Near Park
Ward No.21/14, Gandhinagar
Tiptur Town
Tumakuru District.

Dear Sir's,

**Statutory Notice of 15 days for Sale under Rule 8 (6) read with provision to Rule 9
(1) of the Security Interest (Enforcement) Rules 2002 (herein after called the rules)**

Whereas, the Authorised Officer of the State Bank of India, had taken Physical Possession of the below mentioned property on 28.10.2025 under of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after called the Act), which has been offered/charged as security by you towards your liability to the Bank amounting to Rs. 94,32,541-00 (Rupees Ninety four lakh thirty two thousand five hundred forty one only) as on 07.05.2026 and further interest at contractual rate from 08.05.2026 with incidental expenses + costs, charges etc. which is due to State Bank of India, Stressed Asset Recovery Branch (SARB), Bengaluru and further interest at contractual rate with recovery charges, incidental expenses, costs, 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 the powers conferred under the Act and the said Rules, issues this notice under Rule 8(6) [Immovable] read with proviso to Rule 9(1) 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 section 13 of the Act in respect of time available to redeem the secured assets.

Please take notice that the secured asset charged/ mortgaged to the Bank more fully described in the schedule here under shall be sold by public e-Auction to be held on



29.05.2026 through M/s. PSB Alliance Pvt Ltd portal on its e-auction site on <https://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

All that part and parcel of Residential Site with Building bearing Municipal Khatha No.1034/361 (old No. 2080) measuring East to West 40 feet X North to South 75 feet, in all measuring 3000 Sq feet, situated in 1st Main, Gandhinagar, Ward No. 21/14, Tiptur, Tumakuru District, Property standing in the name Sri T R Dilip, S/o late Renukaradhya. **Bound:** On the East by Krishnappa, On the West by Road, On the North by Road, On the South by Conservancy.

RESERVE PRICE : Rs. 1,35,14,000-00 (Rupees One crore thirty five lakh fourteen thousand only)

EMD: Rs. 13,51,400-00 (Rupees Thirteen lakh fifty one thousand four hundred only)

TERMS AND CONDITIONS OF E-AUCTION IS AS UNDER:

E-Auction is being held on “**AS IS WHERE IS**” and “**AS IS WHAT IS**” and “**WHATEVER THERE IS**” **BASIS** and will be conducted “Online”. The auction will be conducted through the web portal of M/s PSB Alliance Pvt Ltd .in i.e. Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in M/s PSB Alliance Pvt Ltd portal on its e-auction site on <https://baanknet.com> to the best of knowledge and information of the Authorised Officer, there is no encumbrance on the assets.

However, intending bidders should make their own independent enquiries regarding the encumbrances, title of the assets put on auction and claims/rights/dues affecting the assets, prior to submitting their bids. The Authorised Officer has taken Physical Possession of the asset on 28.10.2025. Thee-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The assets are 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.

The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

For detailed terms and conditions of the sale, please refer to the link provided in M/s PSB Alliance Pvt Ltd on its e-auction site on <https://baanknet.com>

Yours Faithfully,

For State Bank of India

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

Authorised Officer.

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR:

**THE PROPERTY WILL BE SOLD ON
"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS**

1	Name & Address of the Borrower	M/s. Aghana Traders Rep by its Prop: Sri T R Deepak S/o late Renukaradhya 1 st Main, Near Park WardNo.21/14,Gandhinagar Tiptur Town Tumakuru District.
2	Name & Address of the Guarantors /Mortgagors	Sri T R Dilip S/o late Renukaradhya 1 st Main, Near Park Ward No. 21/14,Gandhinagar Tiptur Town Tumakuru District.
3	Name and address of Branch, the Secured creditor	STATE BANK OF INDIA STRESSED ASSETS RECOVERY BRANCH (05173) No. 11/90, 3rd Floor, Near Old Shivaji Theatre, JC Road Bengaluru - 560002. PH: 080-2594 3678,2594 3663 Email Id: <u>sbi.05173@sbi.co.in</u>
4	Description of the immovable secured asset To be sold.	All that part and parcel of Residential Site with Building bearing Municipal Khatha No.1034/361 (old No. 2080) measuring East to West 40 feet X North to South 75 feet, in all measuring 3000 Sq feet, situated in 1 st Main, Gandhinagar, Ward No. 21/14, Tiptur, Tumakuru District, Property standing in the name Sri T R Dilip, S/o late Renukaradhya. Bound: On the East by Krishnappa, On the West by Road, On the North by Road, On the South by Conservancy.
5	Details of encumbrance known to the secured creditor	NOT KNOWN TO THE SECURED CREDITOR
6	The secured debt for recovery of which the property is to be sold	Rs. 94,32,541-00 (Rupees Ninety four lakh thirty two thousand five hundred forty one only) as on 07.05.2026 and further interest at contractual rate from 08.05.2026



7	Deposit of Earnest money	Rs.13,51,400-00 (Rupees Thirteen lakh fifty one thousand four hundred only) Being the 10% of Reserve price to be transferred / deposited by bidders in his/her/their own wallet provided by means of RTGS/NEFT.
8	Reserve price of the immovable secured asset Account/ Wallet in which EMD to be remitted Last date and time within which EMD to be remitted	Rs. 1,35,14,000-00 (Rupees One crore thirty five lakh fourteen thousand only) Bidders own wallet Registered with M/s PSB Alliance Pvt Ltd portal on its e-auction site on https://baanknet.com by means of RTGS/NEFT. Date: 29.05.2026 Time: upto 11.00AM
9	Time and manner of payment	The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is 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 these cured asset or such extended Period may be agreed open in writing between the Secured Creditor and the auction purchaser not exceeding 3 months From the date of auction failing which the amount already Deposited shall be forfeited.
10	Time and Place of public auction or time after Which sale by any other Mode shall be completed	Date: 29.05.2026 Online e-Auction Time: 11.00 AM to 4.00 PM with unlimited extension of fifteen Minutes for each bid, if the bidding continues, till the sale is concluded.
11	The E-auction will be conducted through The Bank's E-auction tender documents containing E Auction bid	PSB Alliance Pvt Ltd on its website https://baanknet.com https://baanknet.com



	form, declaration etc., are available in the website of the service provider as mentioned above	
1 2	(1) Bid Increment amount (2) Auto extension time --- (3) Bid Currency and unit of measurement	Rs. 20,000-00 Unlimited extension of 15 minute each if a bid is placed Before 5 minutes of the scheduled closing time of e-Auction and bidding continues thereafter. Indian Currency
1 3	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 Nagaraja V., Chief Manager e-mail Id: sbi.05173@sbi.co.in, Mobile No. +91 9448441455
1 4	Other conditions	(a) The Bidders should get themselves registered on M/s. PSB Alliance Pvt Ltd portal i.e https://baanknet.com by providing requisite KYC documents as per the practice followed by the web portal of M/s. PSB Alliance well before the auction date. (b) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the Properties except the above mentioned dues to the Bank. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of Properties put on auction, approved/sanctioned plan from appropriate statutory authority and Claims/rights/dues affecting the Properties, prior to submitting their bid. Thee-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The Properties are 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 Properties 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 portal of M/s. PSB Alliance Pvt Ltd, at <https://baanknet.com> by means of NEFT/RTGS transfer from his/her bank account.
- (d) The Intending bidder should take care that the EMD is transferred atleast one day before the date of auction and confirm that his wallet maintained with web portal of M/s. PSB Alliance is reflecting the EMD amount without which the system will not allow the bidder to participate in the auction.
- (e) The quantity is approximately mentioned. The Bank will weigh and handover the stock. The successful bidder should pay the additional amount for the additional quantity if any. As per the weighment, and price as per the valuation of the experts.
- (f) The Bidder should bid for the entire stock mentioned in this Sale Notice.
- (g) The bidder has to increase atleast one bid above the Reserve Price
- (h) 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.
- (i) 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
- (j) 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.
- (k) 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.



- (l) 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.
- (m) 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.
- (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 portal of M/s PSB Alliance Pvt Ltd. The Bidder has to place a request with web portal of M/s PSB Alliance Pvt Ltd for refund of the same back to his/her bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
- (q) 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 there of. The sale is subject to confirmation by the secured creditor.
- (r) 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.
- (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.
- (t) The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder.
- (u) 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 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 auction purchaser has to deduct 1.00% 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 194IA of Income Tax Act and only 99.00% 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 99.00% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1.00% of Sale Price. For Movable property the GST at the applicable rate has to be paid by the e Auction purchaser.
- (x) 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.
- (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.
- (z) Dues pertaining to local Municipality/Corporation or any other statutory tax arrears, e-Khatha dues/charges, Obtaining of e-khatha, electricity charges, apartment Maintenance charges, etc shall be borne by the intending buyer. Bank is in no way responsible for payment or for statutory compliance of above said taxes, charges, etc

Date: 11.05.2026
Place: Bengaluru.

आधिकारित अधिकारी (उपस्थित) के तहत भारतीय स्टेट बैंक
For State Bank of India

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

**AUTHORISED OFFICER,
STATE BANK OF INDIA.**