



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

Authorised Officer's Details: Name: Shri Gajanan V Rathod, Asst. General Manager (CLO -3) E-mail Id: sbi.04209@sbi.co.in Mobile No: +91 9004113270 Land Line No. (Office): 080-25943489	Address of the Branch: 2 nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru -560 001 Contact: C.O: Shri. Kiran Kumar, - Mob: 9703023530, Tel No:080 -25943480, Fax No: 080- 22225203, E-mail Id: sbi.04209@sbi.co.in
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APPENDIX – IV A
[See proviso to Rule 8(6)]

E AUCTION SALE ON 25.06.2026

E-Auction Sale Notice for Sale of Immovable Properties (excluding movable assets, if any, lying in the premises) under Securitisation 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 the Borrower and Mortgagors/ Guarantors in particular that the below described immovable properties mortgaged/charged to the Secured Creditors viz Consortium of Banks - 1) State Bank of India, 2) Canara Bank 3) ICICI Bank and 4) Kotak Mahindra Bank with State Bank of India as Leader of the Consortium, the actual physical possession of which has been taken by the Authorized Officer of the Consortium Lead Bank, the Secured Creditors, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **25.06.2026** for recovery of **Rs 92,57,20,923/- (Rupees Ninety Two Crore Fifty Seven Lakh Twenty Thousand Nine Hundred Twenty Three Only)** as on **31.03.2026**.

Sl. No.	Name of the lending consortium Bank	Outstanding liabilities as on 31.03.2026
	State Bank of India.	Rs 45,04,32,652/-
1.	Canara Bank	Rs 11,89,76,055/-
2.	ICICI Bank	Rs 5,32,85,443/-
3.	Kotak Mahindra Bank	Rs 30,30,26,773/-
	Aggregate	Rs 92,57,20,923/-

Note: Excluding Contingent liabilities and the amount of sacrifice made at the time of Restructuring under "Right to Recompense" Clause.

and further interest at contractual rate from **01.04.2026** with incidental expenses, costs, charges etc., due to the Secured Creditors - Consortium lending banks with State Bank of India as the leader of the Consortium, , from Borrower, **M/s Ganjam Nagappa and Son Pvt. Ltd., Regd. Office:** No.64/1, Palace Road, Vasanth Nagar, Bengaluru – 560052 **Also at : No.14, Subbarama Chetty Road, Nettakallappa Circle, Basavanagudi, Bengaluru 560004 and Guarantors/Mortgagors** (1) Shri G S Eswar (2) Smt. Usha Eswar, (3) Shri G B Umesh, (4) Smt. Malini Bimaji, (5) Shri Dushyanth U G, (6) Shri G B Koushik, (7) Smt. Aruna Kumar, (8) Mst. Siddhanth -Minor represented M & NG Smt. Aruna Kumar, (9) Ms. Deeksha-Minor represented by M&NG Smt. Aruna Kumar, (10) Ganjam Nagappa & Son HUF represented by its Karta Shri G S Eswar,

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 property to be sold will be as under:

Property No.	Reserve Price (Below which the property will not be sold)	Earnest Money Deposit (EMD)	Bid Increment Amount	Time of e-Auction of property	Last date for submission of EMD along with KYC documents
(i) & (ii) together	Rs.43,80,00,000/-	Rs.4,38,00,000/-	Rs.25,00,000/-	25.06.2026 11:00 a.m. to 04:00 p.m.	On or before 25.06.2026 Up to 10.30am

DESCRIPTION OF IMMOVABLE PROPERTIES

Property ID: SBIN200017794593

(i) Property standing in the name of Ganjam Nagappa & Son HUF

All that piece and parcel of House bearing No.85/1, old No.6,7 and 8 previously No.5, 6 and 7 situated in Bull Temple Road, Gavipuram Extension, Basavanagudi, Bengaluru -19, Division No.19, measuring built up area 1357 Sq. feet and open space of 1967 Sq. feet standing in the name of Shri Ganjam S Bimaji S/o Late Shri Subbaramaiah vide Sale Deed 31.12.1964 and Registered as Document No 5957/ 1964-65 office of the Sub Registrar, Bengaluru City South and on the demise of Shri Ganjam S Bimaji the property is now standing in the name of Ganjam Nagappa & Son HUF represented by its Karta Shri Ganjam S Eswar and the property is bounded on: East by: Bull Temple Road, West by: Open Space which belongs to Sri B K Subba Rao, North by: House bearing No.85 which belongs to Sri B K Subba Rao, South by: Shri Ganjam House.

(ii) Property standing in the name of Ganjam Nagappa & Son HUF

All that piece and parcel of House premises bearing municipal New No.82, Old Numbers.7, 8 & 9 (previously 5, 6 and 7) situated at Bull Temple Road, Gavipuram Extension, Basavanagudi, Bengaluru -560004 measuring East to West 107.50feet and North to South

85feet and totally measuring 9137,50sq feet and standing in the name of Shri Ganjam S Bimaji vide Sale Deed dated 19.02.1960 and registered as Document No.4597/1959-60 at the office of the Sub Registrar, Bengaluru City South and on the demise of Shri Ganjam S Bimaji the property is now standing in the name of Ganjam Nagappa & Son HUF represented by its Karta Shri Ganjam S Eswar and the property is bounded on: East by: Bull Temple Main Road, West by: Conservancy Lane, North by: House No.6 (old No.4) of Mr. C Krishnaswami Rao, South by: Hanuman Gudda Road.

Note: The above 2 properties are adjacent to each other and have a common compound and accordingly the Reserve Price is fixed for both the above properties No. (i) & (ii) together

STATUTORY 30 DAYS SALE NOTICE (1st AUCTION) UNDER “SARFAESI” ACT,2002.

The Borrower/Mortgagor is hereby noticed to pay the sum mentioned above within 30 days from the date of publication of this notice failing which the Bank shall sell the property 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 represented by the Authorised Officer, State Bank of India, SAM Bengaluru, 2nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru -560 001 i.e.,

- 1) <http://baanknet.com>
- 2) www.sbi.co.in

For further details regarding inspection of the property the intending bidder may contact the Authorised Officer as mentioned above or Bank's Approved Resolution Agent M/s Goodwill Recovery and Financial Services Pvt. Ltd., Bengaluru – Cell Nos.8762662278/9740367868

To the best of knowledge of the Authorised Officer, there is no any other encumbrance on any of the above said properties.

Date: 19.05.2026
Place: Bengaluru

Sd/-
(Gajanan V Rathod)
Authorised Officer