



STATE BANK OF INDIA

Authorised Officer's Details:

Name: Nagaraja V

Mobile No: +91-9448441455

Landline No.(office):080-25943663/3664

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

STRESSED ASSETS RECOVERY BRANCH

3rd 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

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

To,

Mr. G. R. Ravindra

S/o. Late Rangegowda

No. 531, 4th Cross,

Shankaripuram, Hassan – 573 201.

Also, at: -

ii. No. Sector -38,

Property No. PRP- 33379

Abudhabi Municipality

Abudhabi Island

Abudhabi- 4157.

iii. Al-Faraa A Engineering

EMP: 714073

Department: Deployment

Designation: Senior Manager

Contest Delima Street, Behind Judicial Commercial Court

Atlas Tele Communication

Abudhabi- 4157. UAE

No.

Date: 02.06.2026

Dear Sir,

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: Mr. G. R. Ravindra- A/c Nos. HTL: 41230511462 / 41230517770

Whereas, the Authorised Officer of the State Bank of India, had issued a demand notice on 12.05.2023 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. **1,42,93,076/-** (Rupees One Crore Forty Two Lakhs Ninety Three Thousand Seventy Six only) as on 11.05.2023. 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 13.01.2025. Which has been offered/Charged as security by: Mr. G. R. Ravindra.

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.



Property No.2	CHANNASANDRA VILLAGE, K.R. Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, Presently under the administrative jurisdiction of BBMP, totally measuring 18. ½ Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the: East by: Presently 80 feet Road, West by: portion of Survey No. 101 & 103, North by: Presently 25 feet Road and South by: Presently 25 feet Road. <u>SCHEDULE "B"</u> 390 Sq.ft undivided right, title and interest in the immovable property mentioned in Schedule "A" above. <u>SCHEDULE "C"</u> Flat bearing No. G-002, in the Ground Floor, measuring about 1290 Sq. feet. Super built-up area, containing Two bed rooms, along with one car parking space, together with RCC Roofing, Vitrified flooring, including proportionate share in common areas such as passages, lobbies, Lift, Staircase, etc., in the multistoried residential building known as "PINNACLE" constructed over Schedule "A" Property. standing in the name of Mr. G. R. Ravindra S/o. Late Rangegowda.	
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Yours Faithfully,

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

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

Tender No:SBI/SARB/2026-27/93

Title deed holders: Mr. G. R. Ravindra.

Property No.1

COMPOSITE SCHEDULE "A" PROPERTY

All that piece and parcel of the immovable property bearing Converted Survey Nos. 101, 103 & 104 now assigned Joint (portion) BBMP Katha No. 6/6/13/101/104/103, (Converted from agricultural to residential purpose vide Conversion order bearing No. ALN(KRPH)SR/44/14-15, dated: 25.09.2014, & ALN(KRPH)SR/14/2016-17, dated: 07.09.2016, both conversion issued by Deputy Commissioner, Bangalore), Situated at K. CHANNASANDRA VILLAGE, K.R. Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, Presently under the administrative jurisdiction of BBMP, totally measuring 18. ½ Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the: **East by:** Presently 80 feet Road, **West by:** portion of Survey No. 101 & 103, **North by:** Presently 25 feet Road and **South by:** Presently 25 feet Road.

SCHEDULE "B"

390 Sq.ft undivided right, title and interest in the immovable property mentioned in Schedule "A" above.

SCHEDULE "C"

Flat bearing No. G-001, in the Ground Floor, measuring about 1290 Sq. feet. Super built-up area, containing Two bed rooms, along with one car parking space, together with RCC Roofing, Vitrified flooring, including proportionate share in common areas such as passages, lobbies, Lift, Staircase, etc., in the multistoried residential building known as "**PINNACLE**" constructed over Schedule "A" Property.

Tender No:SBI/SARB/2026-27/94

Title deed holders: Mr. G. R. Ravindra.

Property No.2

COMPOSITE SCHEDULE "A" PROPERTY

All that piece and parcel of the immovable property bearing Converted Survey Nos. 101, 103 & 104 now assigned Joint (portion) BBMP Katha No. 6/6/13/101/104/103, (Converted from agricultural to residential purpose vide Conversion order bearing No. ALN(KRPH)SR/44/14-15, dated: 25.09.2014, & ALN(KRPH)SR/14/2016-17, dated: 07.09.2016, both conversion issued by Deputy Commissioner, Bangalore), Situated at K. CHANNASANDRA VILLAGE, K.R. Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, Presently under the administrative jurisdiction of BBMP, totally measuring 18. ½ Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the: **East by:** Presently 80 feet Road, **West by:** portion of Survey No. 101 & 103, **North by:** Presently 25 feet Road and **South by:** Presently 25 feet Road.



SCHEDULE "B"

390 Sq.ft undivided right, title and interest in the immovable property mentioned in Schedule "A" above.

SCHEDULE "C"

Flat bearing No. G-002, in the Ground Floor, measuring about 1290 Sq. feet. Super built-up area, containing Two bed rooms, along with one car parking space, together with RCC Roofing, Vitrified flooring, including proportionate share in common areas such as passages, lobbies, Lift, Staircase, etc., in the multistoried residential building known as "PINNACLE" constructed over Schedule "A" Property.

To the best of knowledge of the Authorised officer, there is no encumbrance on above properties 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](https://banknet.com) and website maintained by PSB Alliance Pvt Ltd, <https://banknet.com>.

For State Bank of India

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

Place: Bengaluru
Date: 02.06.2026

Authorised Officer
State Bank of India, SARB
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:

1	Name and address of the Borrower/Mortgagor:	Mr. G. R. Ravindra, S/o. Late Rangegowda, No. 531, 4th Cross, Shankaripuram, Hassan – 573 201. Also, at: - ii. No. Sector -38, Property No. PRP- 33379, Abudhabi Municipality, Abudhabi Island, Abudhabi- 4157. iii. Al-Faraa A Engineering, EMP: 714073, Department: Deployment Designation: Senior Manager, Contest Delima Street, Behind Judicial Commercial Court, Atlas Tele Communication, Abudhabi- 4157. UAE.
2	Name and address of Branch, the Secured Creditor	State Bank of India , Stressed Assets Recovery Branch, 3 rd Floor, Building No.11/90, Near Old Shivaji Theatre Opp: Trustwell Hospital, J.C. Road, Bengaluru-560 002.
3	Description of the immovable secured assets to be sold.	<u>Tender No:SBI/SARB/2026-27/93</u> <u>Property No.1</u> <u>COMPOSITE SCHEDULE "A" PROPERTY</u> All that piece and parcel of the immovable property bearing Converted Survey Nos. 101, 103 & 104 now assigned Joint (portion) BBMP Katha No. 6/6/13/101/104/103, (Converted from agricultural to residential purpose vide order bearing No. ALN(KRPH)SR/44/14-15, dated: 25.09.2014, & ALN(KRPH)SR/14/2016-17, dated: 07.09.2016, both conversion issued by Deputy Commissioner, Bangalore), Situated at K. CHANNASANDRA VILLAGE, K.R. Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, Presently under the administrative jurisdiction of BBMP, totally measuring 18. ½ Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the: East by: Presently 80 feet Road, West by: portion of Survey No. 101 & 103, North by: Presently 25 feet Road and South by: Presently 25 feet Road. <u>SCHEDULE "B"</u> 390 Sq.ft undivided right, title and interest in the immovable property mentioned in Schedule "A" above. <u>SCHEDULE "C"</u> Flat bearing No. G-001, in the Ground Floor, measuring about 1290 Sq. feet. Super built-up area, containing Two bed rooms, along with one car parking space, together with RCC Roofing, Vitrified flooring, including proportionate share in common areas such as passages, lobbies, Lift, Staircase, etc., in the multistoried residential building known as "PINNACLE" constructed over Schedule "A" Property. <u>Tender No:SBI/SARB/2026-27/94</u> <u>Property No.2</u> <u>COMPOSITE SCHEDULE "A" PROPERTY</u> All that piece and parcel of the immovable property bearing Converted Survey Nos. 101, 103 & 104 now assigned Joint (portion) BBMP Katha No. 6/6/13/101/104/103, (Converted from agricultural to residential purpose vide order bearing No. ALN(KRPH)SR/44/14-15, dated: 25.09.2014, & ALN(KRPH)SR/14/2016-17, dated: 07.09.2016, both conversion issued by Deputy Commissioner, Bangalore), Situated at K. CHANNASANDRA VILLAGE, K.R. Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, Bangalore, Presently under the administrative jurisdiction of BBMP, totally measuring 18. ½ Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on the: East by: Presently



		80 feet Road, West by: portion of Survey No. 101 & 103, North by: Presently 25 feet Road and South by: Presently 25 feet Road. SCHEDULE "B" 390 Sq.ft undivided right, title and interest in the immovable property mentioned in Schedule "A" above. SCHEDULE "C" Flat bearing No. G-002, in the Ground Floor, measuring about 1290 Sq. feet. Super built-up area, containing Two bed rooms, along with one car parking space, together with RCC Roofing, Vitrified flooring, including proportionate share in common areas such as passages, lobbies, Lift, Staircase, etc., in the multistoried residential building known as "PINNACLE" constructed over Schedule "A" Property.
4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt for recovery of which the Property is to be sold	Rs. 1,84,26,317/- (Rupees One Crore Eighty Four Lacs Twenty Six Thousand Three Hundred and Seventeen only) as on 02.06.2026 + costs, charges and incidental expenses. {Both Accounts clubbed together}
6	Deposit of earnest money	EMD Property No.1: Rs.4,95,000/- EMD Property No.2: Rs.4,95,000/- being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT.
7	Reserve price of the immovable secured assets: Account/Wallet in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Property No.1: Rs. 49,50,000/- Property No.2: Rs. 49,50,000/- Bidder(s) own wallet provided by PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT. Time: Up to 11.00 AM. Date: 29.06.2026
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 Authorised Officer, failing which the earnest money deposited by the bidder shall be forfeited. 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, JC Road, Bengaluru-560 002. Branch Code: 20202, IFSC Code: SBIN0020202 The Balance 75% of the sale price is payable through the above bank account 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 auction purchaser not exceeding three months from the date of auction, failing which amount already deposited shall be forfeited.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 29.06.2026 On line e-Auction Time: 300 Minutes: From 11.00 am. to 16.00 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.	M/s. PSB Alliance Pvt Ltd., at the web portal https://baanknet.com .
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Property No.1: Rs. 20,000/- Property No.2: Rs.20,000/- Unlimited extensions of 10 minutes each of bid is placed before 5 minutes of the scheduled closing time of e-Auction and bidding continues thereafter.
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 persons with mobile number	Between .11.00 A.M. and 15.00 P.M. on any day before the date of auction with prior appointment Sri. V.Pradeep Kumar: 9535052772 / Sri. Shivakumar Raju: 9739807029
13	Other terms & conditions of e-Auction Sale as under: A. The Bidders should get themselves registered on M/s. PSB Alliance Pvt Ltd., at the web portal https://baanknet.com 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). 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 bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s. PSB Alliance Pvt Ltd, at https://baanknet.com. by means of NEFT/ RTGS transfer from his bank account. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card / Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, SARB, Bangalore . 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 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 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 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.
- 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 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). W. 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.
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For State Bank of India

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

Place: Bengaluru

Authorised Officer
State Bank of India, SARB, Bengaluru