


STATE BANK OF INDIA
Authorised Officer's Details:

Name: Sri Sampath N s/o Sri. Late Nanjundappa
N/S.
Chief Manager,
e-mail Id: sbi.21782@sbi.co.in
Mobile No: 9448740735

Address of the Branch:

RASMECCC Kalaburagi,
Administrative Office-2, Super Market,
Kalaburagi – 585101.. KARNATAKA
Ph:08472-263521

Appendix – IV-A
[See Proviso to rule 8 (6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the 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 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 on **05.11.2025** the Secured Creditor, will be sold on "As is Where is", As is What is" and Whatever there is" on **25th JUNE 2026**, for recovery of **Rs. 53,25,338/-** as on **15/05/2025** plus accrued interest and other incidental expenses due to the secured creditor from Borrower and guarantors/partners **Mrs. Alka Devidas Hanchate and M/s Devananda Traders, Prop: Mrs. Alka Devidas Hanchate**

The Reserve price, earnest money deposit and bid increment amount and last date for receipt of EMD will be as under

Property No	Reserve Price (below which the property will not be sold)	Earnest Money Deposit	Bid Increment Amount
1.	Rs.45,00,000 /-	Rs.4,50,000 /-	Rs. 10,000/-

Description of Property
Property No.1

1. All that part and parcel of Residential Building bearing TMC No. 1-4-74/3, 1-4-74 (old), & 2-1-54/1, 2-54/3 (New), Situated at Hanuman Galli, Aland, Tq Aland Dist Kalaburagi, measuring totally 1355.82 Sqft, belonging to Sri. Devidas s/o Digambar Rao Hanchate, by Virtue of Sale Deed registered at Sub Registrar, Aland, vide Sale Deed No. 755/1991-92 dated 12/08/1991 and Sale Deed No. 1437/1989-90 dated 16/03/1990 and bounded by:

Boundaries:

As per sale deed bearing No. 1437/1989-90

East : Govt Lane
West : Shop of Shah
North : House of S.M. Gandhi
South : House of Vendors

As per Sale deed bearing No. 755/1991-92

East : Public Lane
West : Common wall after that shop of Abdul wahad Siddiqui
North : House of Purchaser
South : Shop of Vendor

To the best of knowledge of the Authorised Officer, there is no encumbrance on any of the above said properties, For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India <https://baanknet.com> or Banks approved Resolution Agent, M/s Khan Motor Service, Sri M.S. Mog
Mob No 9448148226

Date: 02.06.2026

Place: Kalaburagi

For: STATE BANK OF INDIA

Jampathur
Chief Manager / Authorised Officer
State Bank of India Kalaburagi
Authorized Officer

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

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	Mrs. Alka Devidas Hanchate, 9-1-25, Braham Galli, Near Ram Mandir, Aland and TMC No 1-4-74/3, 1-4-74(Old), 2-1-54/1, 2-1-54/3(New), Hanuman Galli, Aland, Tq Aland & Dist Kalaburagi & M/s Devananda Traders, Prop: Mrs. Alka Devidas Hanchate, Shop No 1, 2 behind SRG Complex, Aland, Tq Aland & Dist Kalaburagi
2	Name and address of the Guarantor	Mr. Devidas Digambar Rao Hanchate, H.No. 2-1-54/1, Hanuman Temple Road, Aland, and TMC No 1-4-74/3, 1-4-74(Old), 2-1-54/1, 2-1-54/3(New), Hanuman Galli, Aland, Tq Aland & Dist Kalaburagi
3	Name and address of the Mortgagor	Mr. Devidas Digambar Rao Hanchate, H.No. 2-1-54/1, Hanuman Temple Road, Aland, and TMC No 1-4-74/3, 1-4-74(Old), 2-1-54/1, 2-1-54/3(New), Hanuman Galli, Aland, Tq Aland & Dist Kalaburagi
4	Name and address of Branch, the secured creditor	State Bank of India, RASMECCC Kalaburagi, Administrative Office-2, Super Market, Kalaburagi – 585101, KARNATAKA
5	Description of the immovable/movable secured assets to be sold.	Property No.1 Residential Building bearing TMC No. 1-4-74/3, 1-4-74 (old), & 2-1-54/1, 2-54/3 (New), Situated at Hanuman Galli, Aland, Tq Aland Dist Kalaburagi
6	Details of the encumbrances known to the secured creditor	Nil
7	The Secured debt recovery of which the property is to be sold	Rs. 53,25,338/- as on (Rupees Fifty Three Lakhs Twenty Five Thousand Three Hundred Thirty Eight Only) as on 15/05/2025 excluding accrued interest, penal interest, legal & incidental expenses and other applicable charges from 16/05/2025
8	Deposit of Earnest Money	Property No.1 EMD: Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only) in their own wallet provided by https://baanknet.com .
9	Reserve Price of the immovable/movable secured assets: Account / Wallet in which EMD to be deposited	Property No.1 Rs.45,00,000/- (Rupees Forty Five Lakhs Only) Bidders own wallet registered with https://baanknet.com by means of NEFT / RTGS

10	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. The Balance 75% of the sale price is payable on or before the 15 th 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.
11	Time and place of public e-auction or time after which sale by any other mode shall be completed.	Date 25.06.2026, Property No. 1 From 10:00 AM to 05:00 PM with unlimited extension of Ten minutes for each bid, if the bid continues, till the sale is concluded
12	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	https://baanknet.com .
13	(a) Bid Increment Amount (b) Auto Extension times (Limited / Unlimited) (c) Bid Currency & Unit of Measurement	(a) <u>Property No.1</u> Rs. 10,000/- (b) Unlimited extensions of 5 minutes each (c) Indian Rupees
14	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 Mobile No.	On 22.06.2026 between 11:00 Am to 3:00 Pm with prior appointment. M/S Khan Motor Service, Sri M.S. Moge +91 9448148226

Other Conditions:

1. The Bidders should get themselves registered on <https://baanknet.com> by providing the practice followed <https://baanknet.com> well before the auction date (The registration process is detailed on the above website).
2. The intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with <https://baanknet.com> by means of NEFT / RTGS transfer from his bank Account.
3. 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 <https://baanknet.com> is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction.
4. The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective 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 the same day or not later than the next working day, as the case may be.
5. 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.
6. 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.
7. 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 bidder.
8. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
9. 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.
10. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
11. The conditional bids may be treated as invalid, Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained.

12. The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with <https://baanknet.com>. The bidder has to place a request with <https://baanknet.com> 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).
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.

Date: 02.06.2026

Place: Kalaburagi

For : STATE BANK OF INDIA

Jampathur
Chief Manager, Authorised Officer
RASMECC, Super Market, Indira Nagar
Authorized Officer