



STATE BANK OF INDIA

Authorised Officer's Details:

Name : Sri. Girish K
E-mail ID: support.shankarpuram@sbi.co.in
Mobile No: 9483466295

Address of the Branch :

Home Loan Centre Shankarpuram (64063)
No. 13/1, 3rd Floor, Bull Temple Road,
Opp. Sri. Ramakrishna Mutt, Basavanagudi,
Bangalore-560004. Ph : 080-25943006/007.
Email Id: support.shankarpuram@sbi.co.in

APPENDIX IV-A [See proviso to Rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Asset 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)/Guarantor(s), that the below described immovable property mortgaged/charged to the Secured creditor, Physical Possession of which has been taken by the Authorised Officer of State Bank of India, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on 07.08.2026 for recovery of Rs. 32,24,837/- (Rupees Thirty Two Lakhs Twenty Four Thousand Eight Hundred and Thirty Seven only) as on 30.06.2026 and further interest at contractual rate from 01.07.2026 plus with incidental expenses, costs, charges etc which is due to State Bank of India, Home Loan Centre, Shankarpuram Bengaluru from Late Verchaswa Sharma (Borrower) Represented by Legal heirs of Borrower Smt.Kirti Kiran W/o Late Verchaswa Sharma and Miss Varlika Sharma (Minor) D/o Late Verchaswa Sharma.

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

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
Rs. 42,83,000/-	Rs. 4,28,300/-	Rs. 50,000/-	07.08.2026, 11.00 a.m. to 4.00 p.m.	06.08.2026 Up to 4.00 p.m.

Title deed holder : Late Verchaswa Sharma Represented by Legal heirs of Borrower Smt.Kirti Kiran W/o Late Verchaswa Sharma and Miss Varlika Sharma (Minor) D/o Late Verchaswa Sharma

Description of the Immovable Property : (Entire Property in Which the Building is Constructed) : All that piece and parcel of residentially converted land comprised of Sy.Nos. 30 (7 Acres, 24.5 Guntas), 31 (6 Acres, 25.5 Guntas), 32 (9 Acres, 02 Guntas), 33 (9 Acres, 37.25 Guntas), 34 (6 Acres, 0.5 Guntas), and 161 (2 Acres) of Kadatanamale Village, Hesaragatta Hobli, Bangalore North Taluk, Bangalore in all measuring 41 acres, 9.75 guntas (i.e., 17,96,576.51 Sq.Ft) [which includes the land relinquished to an extent of 10 acres 28.68 guntas (i.e., 466843.94 Sq.Ft) in favour of Member Secretary, BIAAPA, in compliance with the requirements of Sanction Plan and an area of 24,193.40 Sq.Ft reserved for locating Electrical Sub-Station or Yard] and the entire property is bounded as follows : East by : Land in Sy.No.160, Doddaballapur Road, Land in Sy.Nos.162, 163, 164, 40 & 41, West by : Land in Sy.Nos. 41, 29, 30/7(P), 31/4(P), 31/3(P), 31/2(P), 31/1(P), 34/2(P), 34/1(P), North by : Land in Sy.Nos.37, 38 and 160, South by : Land in Sy.Nos.41 & 29.

SCHEDULE PROPERTY (Property Conveyed Under this Deed) : An undivided 0.0239% (Zero Point Zero Two Three Nine Percent) share (equivalent to 312.47 Sq.Ft) in the land measuring 1006611.05 Sq.Ft being the land apportioned to the Residential Development forming part of Schedule "A" Property

SCHEDULE PROPERTY (Description of the Apartment) : A Three Bedroom Apartment bearing No.502 (Property No. 150200202500223095) on the Fifth Floor in "J7" Block/Wind of the residential apartment complex known as "Provident Welworth City" constructed on the Schedule "A" Property, having a carpet area 783.62 Sq.Ft (which is inclusive of balconies, utility spaces) OR a Plinth/built up area of 878.13 Sq.Ft., (which is inclusive of balconies, utility spaces and walls of the apartment) and proportionate common area of 196.87 Sq.Ft in all having a super built up area of 1075 Sq.Ft., together with an exclusive right to use the limited common facility of one Open car parking facility to be allotted separately. The building is RCC framed structure with vitrified tile flooring, metal windows and wooden doors connected with electricity and water supply and the flat is held in the name of "Late Verchaswa Sharma S/o Sri.Viresh Babu"

Rectification of Sale Deed is registered on 01.08.2017 in favour of "Late Verchaswa Sharma S/o Sri.Viresh Babu" in the office of Senior SRO Gandhinagara (Yelahanka) Bangalore in Book No.1 under Document No.YAN-1-02999/2017-18 dated 01.08.2017.

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 PSB Alliance Pvt Limited <https://baanknet.com>

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. On or before 06.08.2026, between 11.00 A.M. to 5.00 P.M. with prior appointment. Contact person with mobile number Sri. Anjan Kumar. D, Cell No. 8660590654.

NOTE : Sale of property is brought under "As is Where is" condition, any dues affecting the property such as Electricity Bill, Water Bill, pending charges with respect of Association, Transfer of E-Katha and Property Tax etc., has to be borne by the auction purchaser.

Sd/- Authorised Officer

State Bank of India, Home Loan Centre, Shankarpuram, Bangalore

Date: 02.07.2026
Place: Bengaluru

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Date: Jul

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