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भारतीय स्टेट बैंक
STATE BANK OF INDIA

'Registered A.D.'

STATUTORY NOTICE FOR SALE UNDER RULE 8 (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

M/s Aarav Trading, **#1478, J P Nagar Phase 2,** **17th A Main Road,** Bangalore – 560 078.	Shri Gaurav Sharma, S/o Shri Ramesh Kumar Sharma, (Partner and guarantor) **#1478, J P Nagar Phase 2,** **17th A Main Road,** Bangalore – 560 078. **Also at:** (i) No.1334/A, 29th Main, J P Nagar 1st Phase, Bengaluru – 560 078. (ii)No.39, John Bull Street, Jayaraj Nagar, Neelasandra, Bangalore – 560 047.
Shri Vijay Pattapatti, S/o Shri Damodar Raju P S, (Partner and guarantor), **#1478, J P Nagar Phase 2,** **17th A Main Road,** Bangalore – 560 078.	

Ref No: SAMB/SARF/CLO-3/AT/ 143. **Date:03.07.2026**

Dear Sirs,

SUB: STATUTORY NOTICE OF THIRTY DAYS FOR SALE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 (HEREIN AFTER CALLED THE RULES)
BORROWER: M/S AARAV TRADING

Whereas, the Authorised Officer of State Bank of India, had taken symbolic possession of the below mentioned property as per Sec. 13(4) 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 liabilities to the Bank amounting to **Rs 7,54,22,084/- (Rupees Seven Crore Fifty Four Lakh Twenty Two Thousand Eighty Four only) as on 01.07.2026** and interest from

SBI SAM Branch St. Marks Road

02.07.2026 with incidental expenses, costs, charges etc. Whereas, you have failed to satisfy your liabilities to the Bank even after receipt of the notices 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 his rights granted under the Act and the said Rules, issues this notice under Rule 8(6) [Immovables] of the Security Interest [Enforcement] Rules, 2002, for sale of the secured assets 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 assets (immovable property) charged/ mortgaged to the Bank more fully described in the schedule hereunder shall be sold by public e-Auction to be held on **06.08.2026** through M/s PSB Alliance Pvt Ltd., Website https://baanknet.com For further details, please refer to the notice to be published in the newspapers and at websites viz. www.sbi.co.in, 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 published in the abovementioned websites is also attached herewith as Annexure – B.

SECURED INTEREST

Sl. No.	Description of property (Immovable assets)	Reserve Price (Rs.)
1.	**Property ID: SBIN200072873950.** **SCHEDULE 'A'PROPERTY** All that Piece and Parcel of immovable Property bearing Sy No.5/3, bearing Khata No.428/5/3, situated at Deverachikkanahalli Village, Begur Hobli, Bengaluru South Taluk, Converted vide Official Memorandum bearing No. ALN/(SB)SR132/2011-12 dated 05.05.2012 measuring 16 Guntas out of 1 Acre 19 Guntas inclusive of 3 Guntas karab and bounded on: East by: Re-Survey No.6, West by: Remaining portion of Survey No.5/3 belonging to Pillaiah Munireddy and Babu Reddy, North By: Road & re-Survey No.5/2, South by: Re-Survey No.5/4.	**Rs.7,59,00,000/-**

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SCHEDULE 'B'PROPERTY (MORTGAGED PROPERTY)

All that piece and parcel of the immovable property bearing portion of Sy.No.5/3, BBMP KhataNo.428/5/3, duly converted for Non- Agricultural- Residential purpose vide Order No. ALN(SB)132/2011-12 dated 05.05.2012, presently comes under BBMP limits, Ward No.175, measuring 8,427Sq feet out of (16 Guntas or 17424 Sq. feet), situated at Devarachikkanahalli Village, Begur Holi, Bengaluru South Taluk, Standing in the name of Shri Gaurav Sharma S/o Shri Ramesh Kumar Sharma and bounded on:

East by: Remaining portion of Survey No.5/3 belongs to Mrs. Rukmini;
West by: Remaining portion of same Survey No.5/3
North By: Road,
South by: Land bearing Survey No.5/4.

Yours faithfully,

AUTHORISED OFFICER

SBI
4209
SAM Branch
St. Marks Road
Bangalore-01
STATE BANK OF INDIA

ANNEXURE –'A'

Authorised Officer's Details:	**Address of the Branch:**
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	2nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru -560 001 **Contact: C.O: Shri. Prashant Verma- Mb: 9620432064,** Tel No:080 -25943480, Fax No: 080-22225203, E-mail Id: sbi.04209@sbi.co.in

APPENDIX – IV A

[See proviso to Rule 8(6)]

E AUCTION SALE ON 06.08.2026

E-Auction Sale Notice for Sale of Immovable Property (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/mortgagor in particular that the below described immovable property mortgaged/charged to the Secured Creditor, State Bank of India, Bengaluru, the Symbolic 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 there is" basis on **06.08.2026** for recovery of **Rs 7,54,22,084/- (Rupees Seven Crore Fifty Four Lakh Twenty Two Thousand Eighty Four only) as on 01.07.2026 and further interest at contractual rate from 02.07.2026** with incidental expenses + costs, charges etc., due to the Secured Creditor, State Bank of India from the **Borrower: M/s Aarav Trading, Partners :1) Sri. Gaurav Sharma, S/o Late Ramesh Kumar Sharma and 2) Shri Vijay Pattapatti S/o Shri Damodar Raju P S.**

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

SBI 4209 SAM Branch St. Marks Road Bangalore-01 properties 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
1	**Rs 7,59,00,000/-**	**Rs75,90,000/-**	**Rs5,00,000/-**	**06.08.2026** 11:00 a.m. to 04:00 p.m	On or before **06.08.2026 Up to 10.30am**

DESCRIPTION OF IMMOVABLE PROPERTY

Property ID: SBIN200072873950

SCHEDULE 'A'PROPERTY

All that Piece and Parcel of immovable Property bearing Sy No.5/3, bearing Khata No.428/5/3, situated at Deverachikkanahalli Village, Begur Hobli, Bengaluru South Taluk, Converted vide Official Memorandum bearing No. ALN/(SB)SR132/2011-12 dated 05.05.2012 measuring 16 Guntas out of 1 Acre 19 Guntas inclusive of 3 Guntas karab and bounded on:

East by: Re-Survey No.6,
West by: Remaining portion of Survey No.5/3 belonging to Pillaiah Munireddy and Babu Reddy,
North By: Road & re-Survey No.5/2,
South by: Re-Survey No.5/4.

SCHEDULE 'B'PROPERTY (MORTGAGED PROPERTY)

All that piece and parcel of the immovable property bearing portion of Sy.No.5/3, BBMP KhataNo.428/5/3, duly converted for Non- Agricultural- Residential purpose vide Order No. ALN(SB)132/2011-12 dated 05.05.2012, presently comes under BBMP limits, Ward No.175, measuring 8,427 Sq feet out of (16Guntas or 17424 Sq. feet), situated at Devarachikkanahalli Village, Begur Holi, Bengaluru South Taluk, Standing in the name of Shri Gaurav Sharma S/o Shri Ramesh Kumar Sharma and bounded on:

East by: Remaining portion of Survey No.5/3 belongs to Mrs. Rukmini;
West by: Remaining portion of same Survey No.5/3

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North By: Road,
South by: Land bearing Survey No.5/4.

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, SAMB, St. Marks Road, Bengaluru 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 the above said property.

Date: 03.07.2026.

Place: Bengaluru

Authorised Officer

SBI 4209 SAM Branch St. Marks Road Bangalore-01 STATE BANK OF INDIA

ANNEXURE – 'B'

THE TERMS AND CONDITIONS OF SALE:

Immovable Property (excluding all movable assets lying in the premises) 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	**Borrower: M/s Aarav Trading,** Partners :1) Sri. Gaurav Sharma, S/o Late Ramesh Kumar Sharma and 2)Shri Vijay Pattapatti S/o Shri Damodar Raju P S, No.1478, J P Nagar Phase 2,17th A Main Road, Bangalore–560078 Mortgagor: Sri. Gaurav Sharma, S/o Late Ramesh Kumar Sharma, No.1478, J P Nagar Phase 2,17th A Main Road, Bangalore – 560 078
2	Name and address of the Guarantors/ Mortgagors	As above
3	Name and address of Branch, the Secured Creditor	**State Bank of India, SAM Branch,** 2nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru -560 001
4	Description of the immovable secured assets to be sold.	**DESCRIPTION OF IMMOVABLE PROPERTY** **Property ID: SBIN200072873950** **SCHEDULE 'A' PROPERTY** All that Piece and Parcel of immovable Property bearing Sy No.5/3, bearing Khata No.428/5/3, situated at Deverachikkanahalli Village, Begur Hobli, Bengaluru South Taluk, Converted vide Official Memorandum bearing No. ALN/(SB)SR132/2011-12 dated 05.05.2012 measuring 16 Guntas out of 1 Acre 19 Guntas inclusive of 3 Guntas karab and bounded on: East by: Re-Survey No.6, West by: Remaining portion of Survey No.5/3 belonging to Pillaiah Munireddy and Babu Reddy,

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		North By: Road & re-Survey No.5/2, South by: Re-Survey No.5/4. **SCHEDULE 'B'PROPERTY (MORTGAGED PROPERTY)** All that piece and parcel of the immovable property bearing portion of Sy.No.5/3, BBMP KhataNo.428/5/3, duly converted for Non-Agricultural- Residential purpose vide Order No. ALN(SB)132/2011-12 dated 05.05.2012, presently comes under BBMP limits, Ward No.175, measuring 8,427 Sq feet out of (16Guntas or 17424 Sq. feet) situated at Devarachikkanahalli Village, Begur Holi, Bengaluru South Taluk, Standing in the name ofShri Gaurav Sharma S/o Shri Ramesh Kumar Sharma and bounded on: East by: Remaining portion of Survey No.5/3 belongs to Mrs. Rukmini; West by: Remaining portion of same Survey No.5/3 North By: Road, South by: Land bearing Survey No.5/4.
5	Details of the encumbrances known to the secured creditor.	Nil – Except Credit facilities of the Borrower.
6	The secured debt for recovery of which the Properties are to be sold	**Rs 7,54,22,084/- (Rupees Seven Crore Fifty Four Lakh Twenty Two Thousand Eighty Four only) as on 01.07.2026**and further interest at contractual rate from 02.07.2026 with incidental expenses, costs, charges etc.,
7	Deposit of earnest money	**EMD: Rs75,90,000/- being the 10% of Reserve price** to be transferred/deposited by bidders in his/her/their own wallet provided by M/s PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT.

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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 7,59,00,000/- (Rupees Seven Crore Fifty Nine Lakh Only)** Bidders own wallet Registered with M/s. PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT. **Date:06.08.2026 Time: up to 10.30 am**
9	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 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 e – Auction. This amount should be paid through EFT/NEFT in favour **"SBI SAMB Customers account."**, to the credit of **A/c No.10416343056** with State Bank of India, Overseas Branch, Bengaluru, **Code: 06861, IFS Code: SBIN0006861**
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date: 06.08.2026** **Time:** From 11.00 A.M to 04:00 P.M. with unlimited extension of Ten minutes for each bid, if the bidding continues, till the sale is concluded.

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11	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 web site of the service provider as mentioned above.	M/s PSB Alliance Pvt Ltd., at the web portal https://baanknet.com
12	(i)Bid increment amount: (ii)Auto extension: (limited / unlimited) (iii) Bid Currency & Unit of measurement	**Rs 5,00,000/- (Rupees Five Lakh Only)** **Unlimited extension of 10 minutes each, if a bid is placed before 10 minutes of the scheduled closing time of e-Auction and bidding continues thereafter.** **INR**
13	**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 with mobile number	Between 11.00 A.M. and 3.00 P.M. on any day before the date of auction with prior appointment. Please contact: 8762662278/9740367868 Shri Gajanan V Rathod, Asst. General Manager, Mobile: 9004113270 Shri. Prashant Verma, Manager, Mobile: 9620432064 **Bank's Approved Resolution Agent M/s Goodwill Recovery and Financial Services Pvt. Ltd., Bengaluru – Cell Nos.8762662278/9740367868**
14	Terms & Conditions of e-Auction Sale.	(a) The Bidders should get themselves registered on M/s PSB Alliance Pvt Ltd 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 except the above-mentioned dues to the Bank. 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 responsibility 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/her EMD amount by Online through Payment Gateway or Offline payment

		through challan generated on his/her bidder account maintained with 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 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 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. **(f) The property shall not be sold below the Reserve Price. However, the bidder must undertake to increase the bid amount by one bid increment amount mentioned in the sale notice, even if the bidder is a sole/successful bidder.** (g) 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. (h) 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. (i) The bidders are required to submit acceptance of the terms & conditions and modalities of e-Auction adopted by the

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			service provider, before participating in the e- Auction.
		(j)	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.
		(k)	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.
		(l)	The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.
		(m)	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.
		(n)	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 his/her bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
		(o)	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

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		reason thereof. The sale is subject to confirmation by the secured creditor. (p) 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. (q) 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. (r) 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. (s) 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 Consortium lead Bank only. (t) 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. (u) 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. (v) 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 Form 26QB & Challan for having remitted the TDS of 1% of Sale Price. (w) The Certificate of Sale will be issued in the form given in Appendix V (for immovable property) 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).
15	Details of pending litigation, If any, in respect of property proposed to be sold.	**NIL**

Date: 03.07.2026

Place: Bengaluru

Authorised Officer

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