

ANNEXURE –‘A’

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. Prashanth Verma - Mb: 9620432064, 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 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 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 9,47,84,071/- (Rupees Nine Crore Forty Seven Lakh Eighty Four Thousand Seventy One only)** as on **23.06.2026** and further interest at contractual rate from **24.06.2026** with incidental expenses + costs, charges etc., due to the Secured Creditor, State Bank of India from the **Borrower: M/s YUVAN INC, Prop: Smt Shilpa Basavaraj, D/o Late N Basavaraj, No.29, 3rd & 4th Floor, Nanjappa Mansion, K H Road, Shanthinagar, Bangalore - 560027 (For A/c No.CC 41953006015).**

The Reserve Price, Earnest Money Deposit (EMD), Bid increment amount, time of e-auction and last date for submission of EMD along with KYC documents for immovable 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:SBIN200073069832.

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-SurveyNo.6,

West by :Remaining portion of Survey No.5/3 belonging to Pillaiah Munireddy and Babureddy,

North By :Road& re-SurveyNo.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 M/s Yuvan INC, represented by its Proprietor Smt Shilpa Basavaraj and bounded on:

East by :Re-SurveyNo.6,

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

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: 30.06.2026.

Place: Bengaluru




Authorised Officer