



STATE BANK OF INDIA

STRESSED ASSETS RECOVERY BRANCH (SARB), BENGALURU

Authorised Officer's Details:

Name: Name: Sri Jayananda KN.,
E-mail Id: sbi.05173@sbi.co.in
Mob: +91 9741112141
Landline No. (Office): 080-2594 3663

Address of the Branch:

Building No.11/90, III Floor, Near Old Shivaji Theatre,
 J C Road, Bengaluru -560 002
Contact: CCO: Sri Yagnesh M
M: +91 9884798001, **Tel:** 080-2594-3678/3663
E-mail Id: sbi.05173@sbi.co.in

APPENDIX – IV A

[See proviso to Rule 6(2) & 9(1)]

e-AUCTION ON 12.10.2026

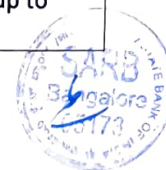
STATUTORY NOTICE FOR SALE UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

E-Auction Sale Notice for Sale of Immovable Properties under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and the Borrower/Mortgagors/Guarantors in particular that the below described movable and immovable properties mortgaged/charged/hypothecated to the Secured Creditor, State Bank of India, SARB, Bengaluru, the Physical 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 **12.10.2026** for recovery of Rs. 3,45,93,795-00 (Rupees Three crore forty five lakh ninty three thousand seven hundred ninty five only) as on 15.09.2026 and further interest at contractual rate from 16.09.2026 with incidental expenses + costs, charges etc., due to the Secured Creditor, State Bank of India from the Borrower: (1) Sri Balasupramanian Vengattaramanan, S/o Sri Shivaramakrishnan Balasupramanian, Plot No. 7D, AKBS Alankar Apartments, Hanthiniketan Anex, Madmbakkam, Chennai - 600126, Rep by GPA: Smt B Ramadevi, D/o Sri Shivaramakrishnan Balasupramanian, Also AT: Sri Balasupramanian Vengattaramanan, S/o Sri Shivaramakrishnan Balasupramanian, NO. 5, Villa Main Road, 1st Cross, K V layout, Krishnarajapuram, Bengaluru - 560036, Also AT: Sri Balasupramanian Vengattaramanan, S/o Sri Shivaramakrishnan Balasupramanian Flat No – F-1608 REEF 2, Al Nahada, Al Tawun, Sharjah, UAE, Dubai – 286 and Guarantor Sri Danendra B., S/o Sri Bachanna, No. 18, Pipeline Main Road, Karnataka Layout, 2nd Stage, Kaverinagar, Bengaluru - 560079.

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 properties to be sold will be as under:

Property No.	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
1.	Rs. 3,17,00,000-00	Rs. 31,70,000-00	Rs. 1,00,000-00	12.10.2026 10:00 AM to 04:00 PM	On or before 11.10.2026 up to 04:00 P.M.



TENDER No. SARB/2026-27/KNJ-YN/F-6678/1-15

PROPERTY I'D: SBIN200065078473

DESCRIPTION OF MOVABLE & IMMOVABLE PROPERTIES

All that part and parcel of Residential House property comprising of Residential land and building, bearing Khata No. 639, Assessment No. 211, 213 and 38/2, Site No. 18, House List No. 18, admeasuring 2000 square feet, Situated at Laggere Gramatana, Yashwanthapur Hobli, Bengaluru bearing present Corporation No. 18, Karnataka HBCS 2nd stage, having PID No. 16-45-18, BBMP Ward No. 16, Property standing in the name of Sri Balasupramanian Vengattaramanan, S/o Sri Sivaramakrishnan Balasupramanian.

Bound:

On the East by	Property No. 17
On the West by	Property No. 19
On the North by	Road
On the South by	Civic Amenity Property.

RESERVE PRICE : Rs. 3,17,00,000-00 (Rupees Three crore seventeen lakhs only)

EMD : Rs. 31,70,000-00 (Rupees Thirty one lakh seventy thousand only)

STATUTORY 15 DAYS SALE NOTICE UNDER "SARFAESI" ACT, 2002.

The Borrowers/Guarantors/Corporate Guarantors/Mortgagors are hereby noticed to pay the sum mentioned above within 15 days from the date of publication of this notice failing which the Bank shall sell the properties 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, State Bank of India, Stressed Assets Recovery Branch, J. C. Road, Bengaluru, represented by its Authorised Officer, i.e., <https://baanknet.com>

Date : 16.09.2026

Place: Bengaluru

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಒಫ್ ಇಂಡಿಯಾ ಲಿಮಿಟೆಡ್
For STATE BANK OF INDIA

Jayamurthy

Authorised Officer (ಸಂಸ್ಥೆ) ನೃಪಸಾಧನ ಬುಲೆಟ್ ಮೇಲ್ವಿಚಾರಕ Chief Manager
Stressed Assets Recovery Br. (05173), Bengaluru-02

Authorised Officer

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

Date: 16.09.2026

To,

Sri Balasupramanian Vengattaramanan S/o Sri Shivaramakrishnan Balasupramanian Plot No. 7D, AKBS Alankar Apartments Hanthiniketan Anex Madmbakkam Chennai – 600126. Also AT: Flat No – F-1608 REEF 2, Al Nahada Al Tawun, Sharjah, UAE Dubai – 286 Also AT: NO. 5, Villa Main Road, 1st Cross, K V layout Krishnarajapuram Bengaluru – 560036.	Rep by GPA: Smt B Ramadevi D/o Sri Shivaramakrishnan Balasupramanian, No.5, Villa Main Road, 1st Cross, K.V.Layout, Krishnarajapuram, Bengaluru-560036. Guarantor: Sri Danendra B. S/o Sri Bachanna No. 18, Pipeline Main Road Karnataka Layout, 2nd Stage Kaverinagar Bengaluru – 560079.
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Madam/ Dear Sir's,

**Statutory Notice of 15 days for Sale under Rule 8 (6) read with provision to Rule 9 (1) of the Security
Interest (Enforcement) Rules 2002 (herein after called the Rules)**

Borrowers: (1) Sri Balasupramanian Vengattaramanan, S/o Sri Shivaramakrishnan Balasupramanian, Plot No. 7D, AKBS Alankar Apartments, Hanthiniketan Anex, Madambakkam, Chennai 600126, Rep by GPA: Smt B Ramadevi, D/o Sri Shivaramakrishnan Balasupramanian, Also AT: Sri Balasupramanian Vengattaramanan, S/o Sri Shivaramakrishnan Balasupramanian, NO. 5, Villa Main Road, 1st Cross, K V layout, Krishnarajapuram, Bengaluru 560036, Also AT: Sri Balasupramanian Vengattaramanan, S/o Sri Shivaramakrishnan Balasupramanian Flat No – F-1608 REEF 2, Al Nahada, Al Tawun, Sharjah, UAE, Dubai – 286 and Guarantor Sri Danendra B., S/o Sri Bachanna, No. 18, Pipeline Main Road, Karnataka Layout, 2nd Stage, Kaverinagar, Bengaluru - 560079.

Whereas, the Authorised Officer of the State Bank of India, had taken Physical Possession of the below mentioned property on 26.09.2024 under 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 liability to the Bank amounting to Rs. 3,45,93,795-00 (Rupees Three crore forty five lakh ninty three thousand seven hundred ninty five only) as on 15.09.2026 and further interest at contractual rate from 16.09.2026 which is due to State Bank of India, Stressed Asset Recovery Branch (SARB), Bengaluru and further interest at contractual rate with recovery charges, incidental expenses, costs, charges etc.



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 the powers conferred under the Act and the said Rules, issues this notice under Rule 8(6) [Immovable] read with proviso to Rule 9 (1) 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.

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 asset charged/ mortgaged to the Bank more fully described in the schedule hereunder shall be sold by public e-Auction to be held on **12.10.2026** through M/s. PSB Alliance Pvt Ltd portal on its e-auction site on <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 uploaded in the above mentioned websites are also attached herewith as Annexure – B.

TENDER No. SARB/2026-27/KNJ-YN/F-6678/

PROPERTY I'D: SBIN200065078473

SECURED INTEREST

Sl. No.	Description of the Immovable	Reserve Price
1	All that part and parcel of Residential House property comprising of Residential land and building, bearing Khata No. 639, Assessment No. 211, 213 and 38/2, Site No. 18, House List No. 18, admeasuring 2000 square feet, Situated at Laggere Gramatana, Yashwanthapur Hobli, Bengaluru bearing present Corporation No. 18, Karnataka HBCS 2nd stage, having PID No. 16-45-18, BBMP Ward No. 16, Property standing in the name of Sri Balasupramanian Vengattaramanan, S/o Sri Sivaramakrishnan Balasupramanian. Bound: On the East by Property No. 17 On the West by Property No. 19 On the North by Road On the South by Civic Amenity Property.	Rs. 3,17,00,000-00

TERMS AND CONDITIONS OF E-AUCTION IS AS UNDER:

E-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS” and “WHATEVER THERE IS” BASIS and will be conducted “Online”. The auction will be conducted through the web portal of M/s PSB Alliance Pvt Ltd .in i.e. Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in M/s PSB Alliance Pvt Ltd portal on its e-auction site on <https://baanknet.com> to the best of knowledge and information of the Authorised Officer, there is no encumbrance on the assets.



However, intending bidders should make their own independent enquiries regarding the encumbrances, title of the assets put on auction and claims/rights/dues affecting the assets, prior to submitting their bids. The Authorised Officer has taken Physical Possession of the asset on 26.09.2024. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The assets are 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.

The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

For detailed terms and conditions of the sale, please refer to the link provided in M/s PSB Alliance Pvt Ltd on its e-auction site on <https://baanknet.com>.

Yours Faithfully,

ಧಾರವೀಕರಣ ಸುರಕ್ಷತೆ ಖಾತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್
For STATE BANK OF INDIA



Authorised Officer & ಮುಖ್ಯ ನಿರ್ವಹಣಾ ಅಧಿಕಾರಿ, ಮುಖ್ಯ ಪ್ರबंधक Chief Manager
Stressed Assets Recovery Gr. (05173), Bengaluru-02

Authorised Officer.

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

**THE PROPERTY WILL BE SOLD ON
"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS**

1	Name & Address of the Borrower	Sri Balasupramanian Vengattaramanan S/o Sri Shivaramakrishnan Balasupramanian Plot No. 7D, AKBS Alankar Apartments Hanthiniketan Anex Madmbakkam Chennai 600126. Also AT: Sri Balasupramanian Vengattaramanan S/o Sri Shivaramakrishnan Balasupramanian NO. 5, Villa Main Road, 1st Cross, K V layout Krishnarajapuram Bengaluru 560036. Also AT: Sri Balasupramanian Vengattaramanan S/o Sri Shivaramakrishnan Balasupramanian Flat No – F-1608 REEF 2, Al Nahada Al Tawun Sharjah, UAE Dubai – 286. Rep by GPA: Smt B Ramadevi D/o Sri Shivaramakrishnan Balasupramanian No.5, Villa Main Road, 1st Cross, K.V.Layout, Krishnarajapuram, Bengaluru-560036.
2	Name & Address of the Guarantors /Mortgagors	Sri Danendra B. S/o Sri Bachanna No. 18, Pipeline Main Road Karnataka Layout, 2nd Stage Kaverinagar Bengaluru - 560079.
3	Name and address of Branch, the secured creditor	STATE BANK OF INDIA STRESSED ASSET RECOVERY BRANCH (05173) No. 11/90, 3rd Floor, Near Old Shivaji Theatre J C Road Bengaluru 560002. PH: 080- 2594 3678, 2594 3663



		Email Id: sbi.05173@sbi.co.in
4	Description of the immovable secured asset to be sold.	All that part and parcel of Residential House property comprising of Residential land and building, bearing Khata No. 639, Assessment No. 211, 213 and 38/2, Site No. 18, House List No. 18, admeasuring 2000 square feet, Situated at Laggere Gramatana, Yashwanthapur Hobli, Bengaluru bearing present Corporation No. 18, Karnataka HBCS 2nd stage, having PID No. 16-45-18, BBMP Ward No. 16, Property standing in the name of Sri Balasupramanian Vengattaramanan, S/o Sri Sivaramakrishnan Balasupramanian. Bound: On the East by Property No. 17 On the West by Property No. 19 On the North by Road On the South by Civic Amenity Property.
5	Details of encumbrances known to the secured creditor	- NA -
6	The secured debt for recovery of which the property is to be sold	Rs. 3,45,93,795-00 (Rupees Three crore forty five lakh ninty three thousand seven hundred ninty five only)with incidental expenses + costs, charges etc.
7	Deposit of Earnest money	Rs. 31,70,000-00 (Rupees Thirty one lakh seventy thousand only) Being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their own wallet provided by by means of RTGS/NEFT.
8	Reserve price of the immovable secured assert Account / Wallet in which EMD to be remitted Last date and time within which EMD to be remitted	Rs. 3,17,00,000-00 (Rupees Three crore seventeen lakh only) Bidders own wallet Registered with M/s PSB Alliance Pvt Ltd portal on its e-auction site on https://baanknet.com by means of RTGS/NEFT. Date: 11.10.2026 Time: upto 04:00 PM
9	Time and manner of payment	The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is already paid, immediately i.e., on the same day or not later then 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 maybe agreed open in writing between the Secured Creditor and the auction purchaser not



		exceeding 3 months from the date of auction failing which the amount already deposited shall be forfeited.
10	Time and place of public auction or time after which sale by any other mode shall be completed	Date: 12.10.2026 On line e-Auction Time: 10.00 AM to 04.00 PM with unlimited extension of five minutes for each bid, if the bidding continues, till the sale is concluded.
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	PSB Alliance Pvt Ltd on its website https://baanknet.com https://baanknet.com
12	(1) Bid increment amount (2) Auto extension----- time (3) Bid currency and unit of measurement	Rs. 1,00,000-00 Unlimited extension of 10 minute each if a bid is placed before 5 minutes of the scheduled closing time of e-Auction and bidding continues thereafter. Indian Currency
13	Date and time during which inspection of the immovable secured asset to be sold and intending bidders should	Between 10.00 AM and 03.00 PM before the date of auction with prior appointment. Authorised Officer: Sri Jayananda., Mob: +91 9741112141 E-mail Id: sbi.05173@sbi.co.in



	satisfy themselves about the assets and their specification Contact person with mobile no.	Mr. Nayak : +91 8971151617 , Mr. Nitin : +91 8618097517
14	Other conditions	(a) The Bidders should get themselves registered on M/s. PSB Alliance Pvt Ltd portal i.e https://baanknet.com by providing requisite KYC documents as per the practice followed by the web portal of M/s. PSB Alliance well before the auction date. (b) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the Properties except the above mentioned dues to the Bank. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of Properties put on auction, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the Properties, 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 Properties are 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 Properties 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 portal of 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 web portal of M/s. PSB Alliance is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (e) The bidder has to increase atleast one bid above the Reserve Price (f) 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.



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| | <ul style="list-style-type: none">(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 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 portal of M/s PSB Alliance Pvt Ltd. The Bidder has to place a request with web portal of 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 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 |
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	his/her name. (r) 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 bank branch only. (s) The auction purchaser has to deduct 1.00% 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 99.00% 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 99.00% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1.00% of Sale Price. For Movable property the GST at the applicable rate has to be paid by the e Auction purchaser. (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.
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Date : 16.09.2026

Place: Bengaluru.

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For STATE BANK OF INDIA
Jayam
Authorised Officer & ಮುಖ್ಯಸ್ಥರ ಕಛೇರಿ ಬೆಂಗಳೂರು Chief Manager
Stressed Assets Recovery Br. (05173), Bengaluru-02
AUTHORISED OFFICER,
STATE BANK OF INDIA.