


STRESSED ASSETS RECOVERY BRANCH (SARB), J C ROAD, BENGALURU
Authorised Officer's Details:
Name: Smt Anusuya Ravi Sekar
Chief Manager

e-mail Id: sbi.05173@sbi.co.in,

Mobile No: 9550340218

Landline No. (Office): 080-2594 3663

Address of the Branch:

Building No.11/90, III Floor,

Opp: Trustwell hospital,

J C Road, Bengaluru -560 002

CCO: **Smt Pushyami - 8095821810**

Tel: 080-2594-3678/3663

e-mail Id: sbi.05173@sbi.co.in.

APPENDIX – IV A
[See proviso to Rule 8(6)]
e-AUCTION ON 12.11.2026
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Property (excluding movables, 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 properties mortgaged/charged to the Secured Creditor, State Bank of India, Bengaluru, the actual 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 **12.11.2026** for recovery of **Rs. 53,31,053/- (Rupees Fifty Three Lakh Thirty One Thousand Fifty Three Only)** as on **30.09.2026** and further interest at contractual rate from **01.10.2026** with incidental expenses + costs, charges etc., due to the Secured Creditor, State Bank of India from the **Borrower: Sri Srinivas Raju V, S/o Sri K Venkataswamy.**

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 property 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	Time of e-Auction of property	Last date for submission of EMD along with KYC documents
1	Rs. 20,70,000/-	Rs. 2,07,000/-	Rs.25,000/-	12.11.2026 11:00 a.m. to 04:00 p.m	On or before 12.11.2026 Up to 10.30 am



DESCRIPTION OF IMMOVABLE PROPERTY

PROPERTY ID: SBIN200034827765

SCHEDULE - 'A' PROPERTY

(Description of Entire Property)

All that piece and parcel of property bearing Site No.3 (Three), V.P. Katha No.3/3, BBMP Katha No.3/3, situated at Raghuvanahalli Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru, presently within the limits of Bruhat Bangalore Mahanagara Palike, Bengaluru and measuring as follows:

Item No.1: East to West: 58.0 feet and North to South: 54.6 feet, totally measuring: 3161.0 Sq. feet.

Item No.2: East to West: 49.0 feet and North to South: 46.0 feet, totally measuring: 2254.0 Sq. feet.

Item No.3: East to West: 8.0 feet and North to South: 22.0 feet, totally measuring: 176.0 Sq. feet.

Total land measuring Item No.1 + Item No.2 + Item No.3, totally measuring 5591.0 Sq. feet with all rights, appurtenances whatsoever hereunder to underneath or above the surface and bounded on:

East by : Road and Borewell belonging to Basavanna and Doraiswamy's Property,
West by : Converted Land,
North by : Gangamalliah's Property,
South by : Chennappa's Property.

SCHEDULE - 'B' PROPERTY

(Description of Undivided Share)

186.36 Sq. feet of undivided share, right, title and interest in the land of Schedule - 'A' Property.

SCHEDULE - 'N' PROPERTY

(Description of Apartment)

Apartment bearing No.A3, 1 BHK on the Ground Floor with a super built up area of 575.0 Sq. feet, together with RCC Roofing, vitrified tiles flooring, along with One covered Car Parking space in the Stilt Floor, including proportionate share in common areas such as lobbies, passages, staircase and terrace rights contained with the Apartment known as "AISHWARYA ENCLAVE" constructed in the Schedule - 'A' Property, standing in the name of Sri Srinivasa Raju V, S/o Sri Venkat Swamy, vide Sale Deed dated 05.10.2015 and registered as Document No.JPN-1-05739/2015-16 and CD No.JPND320 dated 05.10.2015 at SRO, Jayanagar (J.P. Nagar), Bengaluru and the flat bounded as follows:

East by : Open to Sky, West by : Open to Sky,
North by : Flat No.A4, South by : Flat No.A2.

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 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 represented by the Authorised Officer, State Bank of India, SARB, Bengaluru i.e.,

1) <http://baanknet.com> 2) www.sbi.co.in

For further details regarding inspection of the properties 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 encumbrance on any of the above said properties.

Place: Bengaluru

Date: 01.10.2026

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For STATE BANK OF INDIA

Authorised Officer & ಮುಖ್ಯ ವ್ಯವಸ್ಥಾಪಕ ಅಧಿಕಾರಿ ಪ್ರಬಂಧಕ Chief Manager
Stressed Asset Recovery Br (95173), Bengaluru-02
Authorised Officer

ANNEXURE – ‘B’**TERMS AND CONDITIONS OF SALE:**

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 Srinivas Raju V, S/o Sri K Venkataswamy, No.3, Preethi Kumar Building, 19/1, Opp. Kaveri Bakery, Manjunatha Layout, Devasandra, K R Puram, Bengaluru - 560036. Also at: (i) No.58, Door No.03, 1st Cross, Opp. V.G.S. Temple, Devasandra Main Road, K. R. Puram, Bengaluru – 560036 (ii) Flat No.A3, Ground Floor, “AISHWARYA ENCLAVE”, Raghuvanahalli Village, Uttarahalli Hobli, Bengaluru South Taluk,
2	Name and address of Branch, the secured creditor	STATE BANK OF INDIA, Stressed Assets Recovery Branch, #11/90, 3 rd Floor, Opp: Trust Well Hospital, J C Road, Bengaluru – 560002
3	Description of the immovable secured assets to be sold.	<u>DESCRIPTION OF IMMOVABLE PROPERTY</u> <u>PROPERTY ID:SBIN200034827765.</u> <u>SCHEDULE - ‘A’ PROPERTY</u> (Description of Entire Property) All that piece and parcel of property bearing Site No.3 (Three), V.P. Katha No.3/3, BBMP Katha No.3/3, situated at Raghuvanahalli Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru, presently within the limits of Bruhat Bangalore Mahanagara Palike, Bengaluru and measuring as follows: <u>Item No.1:</u> East to West: 58.0 feet and North to South: 54.6 feet, totally measuring: 3161.0 Sq. feet. <u>Item No.2:</u> East to West: 49.0 feet and North to South: 46.0 feet, totally measuring: 2254.0 Sq. feet. <u>Item No.3:</u> East to West: 8.0 feet and North to South: 22.0 feet, totally measuring: 176.0 Sq. feet. Total land measuring Item No.1 + Item No.2 + Item No.3, totally measuring 5591.0 Sq. feet with all rights, appurtenances whatsoever hereunder to underneath or above the surface and bounded on: East by: Road and Borewell belonging to Basavanna and Doraiswamy’s Property, West by: Converted Land, North by: Gangamallaiah’s Property, South by: Chennappa’s Property. <u>SCHEDULE - ‘B’ PROPERTY</u> (Description of Undivided Share) 186.36 Sq. feet of undivided share, right, title and interest in the land of Schedule -‘A’ Property.



		<u>SCHEDULE - 'C' PROPERTY</u> (Description of Apartment) Apartment bearing No.A3, 1 BHK on the Ground Floor with a super built up area of 575.0 Sq. feet, together with RCC Roofing, vitrified tiles flooring, along with One covered Car Parking space in the Stilt Floor, including proportionate share in common areas such as lobbies, passages, staircase and terrace rights contained with the Apartment known as "AISHWARYA ENCLAVE" constructed in the Schedule -'A' Property, standing in the name of Sri Srinivasa Raju V, S/o Sri Venkat Swamy, vide Sale Deed dated 05.10.2015 and registered as Document No.JPN-1-05739/2015-16 and CD No.JPND320 dated 05.10.2015 at SRO, Jayanagar (J.P. Nagar), Bengaluru and the flat bounded as follows: East by : Open to Sky, West by : Open to Sky, North by : Flat No.A4, South by : Flat No.A2.
4	Details of encumbrances known to the secured creditor	Nil
5	The secured debt for recovery of which the property is to be sold	Rs.53,31,053/- (Rupees Fifty Three Lakh Thirty One Thousand Fifty Three Only) as on 30.09.2026 and further interest at contractual rate from 01.10.2026
6	Deposit of Earnest money	EMD: Rs.2,07,000/- 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.
7	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.20,70,000/- 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: 12.11.2026 Time: up to 10.30am
8	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. This amount should be paid through EFT/NEFT/RTGS/Demand Draft/Bankers Cheque or in any mode of remittance in favour "SBI-SARB-Parking Account", to the credit of A/c No.40252992555 with State Bank of India, J C Road, Bengaluru, 560002, Branch Code: 20202, IFSC Code: SBIN0020202



		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 e – Auction.
9	Time and place of public auction or time after which sale by any other mode shall be completed	Date: 12.11.2026 Online e-Auction from 11:00 a.m. to 4:00 p.m. with unlimited extension of ten minutes for each bid, if the bidding continues, till the sale is concluded.
10	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
11	a) Bid increment amount b) Auto extension----- time c) Bid currency and unit of measurement	Rs.20,000/- Unlimited extension of 10 minute each if a bid is placed before 10 minutes of the scheduled closing time of e-Auction and bidding continues thereafter. INR
12	Date and time during which inspection of the immovable secured asset to be sold and intending bidders should satisfy themselves about the assets and their specification Contact person with mobile no.	Between 11:00 a.m. and 3:00 p.m. on any day with prior appointment. Authorised Officer: Smt. Anusuya Ravi Sekar, Chief Manager e-mail Id: sbi.05173@sbi.co.in Mobile No. 9550340218 Bank's Approved Resolution Agent M/s Goodwill Recovery and Financial Services Pvt. Ltd., Bengaluru – Cell Nos.9740367868/ 8762662278
13	Other conditions	(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.



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| | <ul style="list-style-type: none"> (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 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 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. |
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		(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 bank branch 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-

Place: Bengaluru
Date:01.10.2026.

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For STATE BANK OF INDIA

Authorised Officer & ಮುಖ್ಯ ನಿರ್ವಹಣಾ ಅಧಿಕಾರಿ Chief Manager
Stressed Assets Recovery Officer Bengaluru-02



STRESSED ASSETS RECOVERY BRANCH

No.11/90, 3rd Floor, Opp. Trust Well Hospital,
J C Road, Bengaluru - 560 002

Phone: 080- 25943678, 25943663 Email: sbi.05173@sbi.co.in

REGD A.D.

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

To,

Sri Srinivas Raju V,
S/o Sri K Venkataswamy,
No.3, Preethi Kumar Building,
19/1, Opp. Kaveri Bakery,
Manjunatha Layout,
Devasandra, K R Puram,
Bengaluru – 560 036

(ii) Flat No. A3, Ground Floor,
"AISHWARYA ENCLAVE",
Raghuvanahalli Village,
Uttarahalli Hobli,
Bengaluru South Taluk.

Also at:

(i) No.58, Door No.03, 1st Cross,
Opp. V.G.S. Temple,
Devasandra Main Road,
K. R. Puram, Bengaluru – 560 036

Ref: SBI/SARB/PJP/

Date: 01.10.2026

Dear Sir,

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: SRI SRINIVAS RAJU V, A/C NOS. HTL 64183575360, SURAKSHA - 64183579400

Whereas, the Authorised Officer of the State Bank of India, has taken the actual physical 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 have been offered/charged as security by you towards your liabilities to the Bank amounting to **Rs.53,31,053/- (Rupees Fifty Three Lakh Thirty One Thousand Fifty Three Only) as on 30.09.2026 and further interest at contractual rate from 01.10.2026** 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 her 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, mentioned hereunder, 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 **12.11.2026** 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.

Sl. No.	Description of property (Immovable property)	Reserve Price
1	<u>SCHEDULE - 'A' PROPERTY</u> (Description of Entire Property) All that piece and parcel of property bearing Site No.3 (Three), V.P. Katha No.3/3, BBMP Katha No.3/3, situated at Raghuvanahalli Village, Uttarahalli Hobli, Bengaluru South Taluk, Bengaluru, presently within the limits of Bruhat Bangalore Mahanagara Palike, Bengaluru and measuring as follows: <u>Item No.1:</u> East to West: 58.0 feet and North to South: 54.6 feet, totally measuring: 3161.0 Sq. feet. <u>Item No.2:</u> East to West: 49.0 feet and North to South: 46.0 feet, totally measuring: 2254.0 Sq. feet. <u>Item No.3:</u> East to West: 8.0 feet and North to South: 22.0 feet, totally measuring: 176.0 Sq. feet. Total land measuring Item No.1 + Item No.2 + Item No.3, totally measuring 5591.0 Sq. feet with all rights, appurtenances whatsoever hereunder to underneath or above the surface and bounded on: East by : Road and Borewell belonging to Basavanna and Doraiswamy's Property, West by : Converted Land, North by : Gangamallaiiah's Property, South by : Chennappa's Property. <u>SCHEDULE - 'B' PROPERTY</u> (Description of Undivided Share) 186.36 Sq. feet of undivided share, right, title and interest in the land of Schedule -'A' Property. <u>SCHEDULE - 'N' PROPERTY</u> (Description of Apartment) Apartment bearing No.A3, 1 BHK on the Ground Floor with a super built up area of 575.0 Sq. feet, together with RCC Roofing, vitrified tiles flooring, along with One covered Car Parking space in the Stilt Floor, including proportionate share in common areas such as lobbies, passages, staircase and terrace rights contained with the Apartment known as "AISHWARYA	Rs. 20.70 lakh

	ENCLAVE" constructed in the Schedule -'A' Property, standing in the name of Sri Srinivasa Raju V, S/o Sri Venkat Swamy, vide Sale Deed dated 05.10.2015 and registered as Document No.JPN-1-05739/2015-16 and CD No.JPND320 dated 05.10.2015 at SRO, Jayanagar (J.P. Nagar), Bengaluru and the flat bounded as follows: East by : Open to Sky, West by : Open to Sky, North by : Flat No.A4, South by : Flat No.A2.	
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Yours faithfully,

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For STATE BANK OF INDIA


Authorised Officer ಮುಖ್ಯ ವ್ಯವಸ್ಥಾಪಕ ಮುಖ್ಯ ಅಧಿಕಾರಿ Chief Manager
Sed Assets Recovery Br. (05173), Bengaluru-02

AUTHORISED OFFICER