STATE BANK OF INDIA
STRESSED ASSETS RECOVERY BRANCH
COIMBATORE (10204)

Authorised Officer's Details:
Name: Mr.Y.Chandrasekar
Mobile No.:9487626069
Contact Person: Ajitha R
Mobile No.:9944153819

377/1, Dr Nanjappa Road,
Behind:N. S.Palaniappa Nursing Home,
Coimbatore 641 018
Ph: 0422-2233450
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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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) and Guarantor (s) that the below described immovable properties mortgaged/charged to the Secured Creditor, the **Physical Possession** of which has been taken by the Authorised Officer of State Bank of India being the Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" basis on **11.11.2026**, for recovery of Rs.3,87,24,162 /- (Rupees Three crores eighty seven lakhs twenty four thousand one hundred and sixty two only) dues as on 06.10.2026, with future interest and costs, etc., due to the State Bank of India from Borrower(s) M/s **Welbeck Inn** represented by its partners 1. Shri. Subramani Srikandan 2. Smt. Nethra Subramani
The Reserve Price and the Earnest Money Deposit [EMD] are as under:

Reserve Price [Rs.]	Earnest Money Deposit [Rs.]
2,69,00,000/-	26,90,000/-

DESCRIPTION OF THE IMMOVABLE PROPERTY

[Property in the name of Shri.Subramani Srikandan, Covered under Document No.- Settlement Deed: BLR- 1-00056-2015-16 Dated 15.04.2015]

All that piece and parcel of the immovable property comprising of the land and building, bearing Khata No.70 Janger No.63, Property No. as per Form No.11B issued by Javaranahalli Grama Panchayat No.152100501000800081 measuring East to West 9.4488 meters (31 feet) and North to South 14.6304 meters (48 feet) Situated at Bommanahalli Village Old Grama Tana, Javarnahalli Village Panchayat Limits, Bellur Hobli, Nagamangala Taluk, Mandya District, bounded on the:

East : By site belonging to Nanjudegowda

West : By site belonging to Venkataramu

North : By Land belonging to Narasegowda

South : By N.H 48 Road.

Land Area 138.24 Sq.Mtrs. Built Up Area 138.24 Sq.Mts consists of RCC Roofing

[Property in the name of Smt. Nethra Subramani W/o Shri.Subramani Srikandan, Covered under Document No.- Absolute Sale Deed: BLR- 1-00055-2015-16 Dated 15.04.2015]

All that piece and parcel of the immovable property comprising of the land and building , bearing Khata No.76 Janger No.84, Property No. as per Form No.11B issued by Javaranahalli Grama Panchayat No.152100501000800094 measuring East to West 4.572 meters (15.6 feet) and North to South 14.6304 mtrs (48 feet) Situated at Bommanahalli Village Old Grama Tana, Javarnahalli Village Panchayat Limits, Bellur Hobli, Nagamangala Taluk, Mandya District, bounded on the:

East : By site belonging to Sri. Kotegowda
West : By site belonging to Smt. Shanthamma
North : By Land belonging to Sri.Narasegowda
South : By National Highway Road.

Land Area 66.89 Sq.Mtrs. Built Up Area 66.89 Sq.Mts consists of RCC Roofing.

Sale will be considered on "As is where is", "As is what is "and "Whatever there is" basis.

Encumbrance known to the bank if any: NIL. However, the bidders are requested to make their own enquiry

DETAILS OF E-AUCTION SALE:

Reserve Price	Rs.2,69,00,000/-
Earnest Money To Be Deposited	Rs.26,90,000/-
Bid Multiplier	Rs.1,00,000/-
Inspection Of Properties	23.10.2026 between 11:00 A.M to 04.00 P.M
Last Date For Submission Of Proof Of EMD	Interested bidder may deposit Pre-Bid EMD with https://baanknet.com/eauction-psb/home before the close of e-Auction
Date And Time Of E-Auction	11.11.2026 From 11.00 A.M to 04.00 P.M With unlimited extension of 10 Minutes each
Latitude and Longitude of the property	Latitude:12.961973°, Longitude:76.739282°

Pre-bid EMD being the 10% of Reserve Price to be transferred by interested bidders in the global EMD wallet of https://baanknet.com/eauction-psb/home by means of transfer of funds. Interested bidder may deposit pre-bid EMD with PSB Alliance Baanknet before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in PSB Alliance Bank Account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem.

The auction will be conducted online only, through the web portal https://baanknet.com/eauction-psb/home**The bidder registration should be completed by bidder well in advance, before e-auction date as the process takes minimum of two to three working days.**

For detailed terms and conditions of the E-auction sale, steps to be followed by the bidder for registering with e-auction portal and for E-Auction tender document containing online e-auction bid form, Declaration etc, please refer to the link provided in https://baanknet.com/eauction-psb/home

Place: Coimbatore
Date : 07.10.2026

Authorised Officer
State Bank of India

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

Property will be sold on 'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS" Basis

1	Name and address of the Borrower	M/S. WELBECK INN Represented by its Partners Khata No.76/84 & 70/83 Javarahalli, Bellur Hobli Bellur Cross, Nagamangala Taluk Mandya District, Mysore Karnataka 571 448
2	Name and address of Branch, the secured creditor	State Bank of India, Stressed Assets Recovery Branch, 377/1, Dr.Nanjappa Road, Behind: N. S.Palaniappa Nursing Home,Coimbatore-18
3	Description of the immovable secured assets to be sold.	**[Property in the name of Shri.Subramani Srikandan, Covered under Document No.- Settlement Deed: BLR- 1-00056-2015-16 Dated 15.04.2015]** All that piece and parcel of the immovable property comprising of the land and building, bearing Khata No.70 Janger No.63, Property No. as per Form No.11B issued by Javaranahalli Grama Panchayat No.152100501000800081 measuring East to West 9.4488 meters (31 feet) and North to South 14.6304 meters (48 feet) Situated at Bommanahalli Village Old Grama Tana, Javarnahalli Village Panchayat Limits, Bellur Hobli, Nagamangala Taluk, Mandya District, bounded on the: East : By site belonging to Nanjudegowda West : By site belonging to Venkataramu North : By Land belonging to Narasegowda South : By N.H 48 Road. Land Area 138.24 Sq.Mtrs. Built Up Area 138.24 Sq.Mts consists of RCC Roofing. **[Property in the name of Smt. Nethra Subramani W/o Shri.Subramani Srikandan, Covered under Document No.- Absolute Sale Deed: BLR- 1-00055-2015-16 Dated 15.04.2015]** All that piece and parcel of the immovable property comprising of the land and building , bearing Khata No.76 Janger No.84, Property No. as per Form No.11B issued by Javaranahalli Grama Panchayat No.152100501000800094 measuring East to West 4.572 meters (15.6 feet) and North to South 14.6304 mtrs (48 feet) Situated at Bommanahalli Village Old Grama Tana, Javarnahalli Village Panchayat Limits, Bellur Hobli, Nagamangala Taluk, Mandya District, bounded on the: East : By site belonging to Sri. Kotegowda West : By site belonging to Smt. Shanthamma North : By Land belonging to Sri.Narasegowda South : By National Highway Road. Land Area 66.89 Sq.Mtrs. Built Up Area 66.89 Sq.Mts consists of RCC Roofing.

4	Details of the encumbrances known to the secured creditor.	Nil. However, bidders are requested to make their own enquires /due diligence.
5	The secured debt for recovery of which the property is to be sold	Rs.3,87,24,162 /- (Rupees Three crores eighty seven lakhs twenty four thousand one hundred and sixty two only)
6	Deposit of earnest money (EMD)(10% of Reserve Price)	Rs.26,90,000/- Pre-bid EMD being the 10% of Reserve Price to be transferred by interested bidders in the global EMD wallet of https://ebkray.in/eauction-psb/x-login by means of NEFT. Interested bidder may deposit pre-bid EMD with Baanknet before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in M/s PSB Alliance Baanknet Bank Account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem"
7	Reserve price of the immovable secured assets:	Rs.2,69,00,000/- Bidders own wallet Registered with M/s PSB Alliance on its e-auction site https://baanknet.com/eauction-psb/home by means of NEFT
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. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset. Amount should be paid through RTGS/NEFT/NET BANKING/ FUND TRANSFER to the A/c No.: 31282412150 IFSC : SBIN0000827, Account Name: SARB Parking Account; Bank : State Bank of India Address: Main Branch, Bank Road, Coimbatore.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 11.11.2026 Time: 11.00 A.M to 04.00 P.M with unlimited extensions of 10 minutes each. Online
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 website of the service provider as mentioned above	The auction will be conducted online only, through M/s.PSB Alliance Baanknet at the web portal https://baanknet.com/eauction-psb/home
11	(i) Bid increment amount: (ii) Auto extension: (limited / unlimited)	Rs.1,00,000/- Unlimited extensions of 10 minutes each

	(iii) Bid currency & unit of measurement	In Rupee
12	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	Date: **23.10.2026** Time :11.00 A.M to 4.00 P.M Name : Mrs. Ajitha R Mobile No. 9944153819
13	Other conditions	
	a) The Bidders should get themselves registered on https://baanknet.com/eauction-psb/home by providing requisite KYC documents and registration fee as per the practice followed by M/s. PSB Alliance Baanknet, well before the auction date. The registration process takes minimum of two working days. (Registration process is detailed on the above website).	
	b) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s.PSB Alliance at https://baanknet.com/eauction-psb/home. by means of NEFT transfer from his bank account. The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-Auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card / Driving Licence/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/Land line of the bidder etc., to the Authorised Officer of State Bank of India, SARB,Coimbatore Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.	
	c) Pre-bid EMD being the 10% of Reserve Price to be transferred by interested bidders in the global EMD wallet of https://ebkray.in/eauction-psb/x-login by means of NEFT. Interested bidder may deposit pre-bid EMD with psballiance before the close of e-auction. Credit of pre-bid EMD shall be given to the bidder only after receipt of payment in M/s PSB Alliance Bank Account and updation of such information in the e-auction website. This may take some time as per banking process and hence bidders, in their own interest are advised to submit the pre-bid EMD amount well in advance to avoid any last minute problem"	
	d) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction 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.	
	e) It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid.	
	f) The EMD of the successful bidder will be automatically transferred to the bank once the sale is confirmed by the respective Authorised Officer of the bank and the remaining amount i.e. 25 % of sale price after adjusting EMD already paid to be paid immediately i.e. on the same day or not later than next working day, as the case may be. The said amount has to be remitted to the Bank Collection Account No. 31282412150; IFSC: SBIN0000827; Account Name: SARB parking account. The sale confirmation advice will be issued on satisfactory verification of the KYC & Other formalities.	
	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.
	l)	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.
	m)	The bid submitted without the EMD shall be summarily rejected. The property shall be sold above the reserve price.
	n)	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.
	o)	The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with M/s.PSB Alliance eBKray. The Bidder has to place a request with M/s.PSB Alliance eBKray for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).
	p)	The Authorised Officer is not bound to accept the highest offer and the Authorised officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.
	q)	In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which it may be subsequently sold.
	r)	The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees, GST, etc. for transfer of the property in his/her name.
	s)	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 only.
	t)	In case of 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 Authorized Officer of the concerned bank branch only.
	u)	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 e-Auction will be entertained.
	v)	This sale will attract the provisions of sec 194-IA of the Income Tax Act.
	w)	GST @ 18% will be applicable on the sale value of Plant & Machinery and Stocks
	x)	Dues payable such as EB dues/Arrears, statutory dues, taxes, pending payments, etc., if any to be borne by the successful auction purchaser.

Place: Coimbatore

Date : 07.10.2026

Authorised Officer

State Bank of India, SARB Coimbatore