ANNEXURE '18'

SBI **STATE BANK OF INDIA** **STRESSED ASSETS MANAGEMENT BRANCH**	
Authorized Officer's Details: **Name: Sri Anand V Gangur** **E-mail Id: sbi.04209@sbi.co.in** **Mobile No: 9886986418** **Land Line No. (Office):080-25943471**	**Address of the Branch:** **2nd Floor, Office Complex Building,** **SBI LHO Campus, No.65, St. Mark's Road,** **Bengaluru -560 001** **Telephone: 080-25943488** **E-mail Id: sbi.04209@sbi.co.in**

"APPENDIX- IV-A"
[See proviso to rule 8 (6)]

E-AUCTION SALE ON 23.11.2026
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 Borrowers/Guarantors/Mortgager that the below described immovable property mortgaged/charged to the Secured Creditor, State Bank of India, SAMB, 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 23.11.2026** for recovery of **Rs.6,74,54,208.72 (Rupees six crore seventy four lacs fifty four thousand two hundred eight & paise seventy two only) as on 15.10.2026** and further interest at contractual rate **from 16.10.2026** with incidental expenses, costs, charges etc., due to the State Bank of India, Secured Creditor from the Borrower M/s. Neelam Enterprises, Unit No.1, 4th Floor, No.29/3, Nanjappa Mansion, Shanthinagar, K H Road, Bengaluru-560027 Represented by the Proprietrix Ms. Neelam Sharma also at D/o Sri Doriaraj Joseph, #39, John Bull Street, Vivekanagar, Bengaluru South-560047 and the Guarantor Sri Gaurav Sharma, M/s. BNH Infra Projects (India) Private Limited, No.29, Nanjappa Mansion, 4th Floor, K H Road, Shanthinagar, Bengaluru-560027 also at S/o Late Ramesh Kumar Sharma, No.1334/A, 29th Main, J P Nagar, 1st Stage, Bengaluru-560078.

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 movable / immovable properties to be sold will be as under:

(Amount in Rs.)

Property ID No.	Reserve Price (Below which property 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
SBIN20027922914 0	5,00,00,000/-	50,00,000/-	2,00,000/-	23.11.2026 From 11:00a.m. to 4:00p.m.	On or before 23.11.2026 up to 11 a.m.

Sl. No	DESCRIPTION OF THE PROPERTY (Immovable assets)	Reserve Price (Amt in Rs.)
1.	**Property Id No: SBIN200279229140** **Description of the Property** **Name of the Title Deed Holder: Sri Gaurav Sharma** All that piece and parcel of vacant immovable property bearing Site no. 166 and 167, BDA Khatha No BDA/RO(S)/166 and 167/AP, Sy. No. 28/1/17-18, PID No. 6000034814, formed in Survey No. 30/1, measuring East to West on Northern side 33 Feet, on the Southern side 45 feet and North to South: On the Eastern side 117 feet and on the Western side 122 feet, total extent of 4660.50 Square feet, situated at Anjanapura Village, Uttarahalli Hobli, Bangalore South Taluk, Bangalore, standing in the name of Sri. Gaurav Sharma S/o Late Ramesh Kumar Sharma and is bounded on: **East:** BDA property, **West:** Site No 168 and 165 **North:** 80 Feet Road, **South:** 30 Feet Road	**Rs.5 ,00,00,000/-**

The sale shall be subject to provisions of the Secularization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002.

For further details regarding inspection of the property the intending bidder may contact the **Authorized Officer, State Bank of India, Stressed Assets Management Branch, 2nd Floor, Office Complex Building, SBI LHO Campus, No. 65, St. Mark's Road, Bengaluru -560 001**, **Telephone: 080-25943488**.

To the best of knowledge of the Authorized Officer, there is no encumbrance on the above said property. For detailed terms and conditions of the sale, please refer to the link provided in PSB Alliance Pvt Limited, **https://baanknet.com**

Date: 15.10.2026
Place: Bengaluru

Assistant General Manager & Authorized Officer
State Bank of India,
Stressed Asset Management Branch,
Bengaluru