Meelakrishna

Shri J Narayanan, S/o Shri V Jaganathan, Plot No 13 Golden Oakes, Sy No 15/2B Elavadi, Nagalur Panchayat, Yercaud, Salem (Distt.), Tamil Nadu 636602.	**Also at: Shri J Narayanan**, S/o Shri V Jaganathan, Flat No. 503, Block- 16, Hillridge Springs, Gachibowli, Hyderabad - 500032
The Secretary, Sankalp Welfare Association, Sankalp Homes, Behind HP Petrol Bunk, Tellapur Village, Ramachandrapuram Mandal, Medak District - 502034	**Sankalp Welfare Association, Sankalp Homes,** Behind HP Petrol Bunk, Tellapur Village, Ramachandrapuram Mandal, Medak District - 502034

SBI/SARB-1 / HYD/RLN: 423

Date: 13.11.2026

Account No: 42387627290

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Assets under the 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 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, the secured creditor, will be sold on **"As is Where is", "As is What is"** and **"Whatever there is"** basis **on 02.12.2026**, for recovery of **Rs. 88,87,748/-** (Rupees eighty eight lakh eighty seven thousand seven hundred forty eight only) as on 12.11.2026, as per decree order in OA/465/2017 dated 27.12.2017, in DRT-1, Hyderabad, together with expenses and costs there on and further interest from 13.11.2026, due to the State Bank of India from **Shri J Narayanan** and **M/s Sankalp Welfare Association,** represented by its secretary and president.

Short description of the immovable property with known Encumbrances, if any.

PROPERTY ID: SBIN200097203564

All that the semi-finished flat bearing No. 509 in 5th floor in the B-Block, with a built up area of 2495 Sq. Ft, including the common areas together with one car parking in **"Sankalp Homes"** along with proportionate undivided share of land admeasuring 96 Sq. Yards or 80.29 Sq. Mts out of total land admeasuring 12826 Sq. Yards or 10721.68 Sq. Mtrs in Sy No. 422 and 436 situated at Tellapur Village, Ramachandrapuram Mandal, Sangareddy District, Telangana State.

SBI 5172 Stressed Assets Recovery Br.

bank.sbi

040-2465 1352 / 2465 1325
040-2465 1370
sbi.05172@sbi.co.in
www.sbi.co.in

निरर्धक आस्तुल वसूलू शाखा
2వ అంతస్తు, టి.యస్.ఆర్.టి.సి.
కమ్యూటర్ ఏమినిటీ సెంటర్
బస్ టెర్మినల్ కాంప్లెక్స్, కోటి,
హైదరాబాద్ - 500 095.

तनवग्रस्त आस्तियाँ वसूली शाखा
द्वितीय तल, टी.एस.आर.टी.सी.,
कम्प्यूटर अमेनिटि सेन्टर,
बस टेर्मिनल कांप्लेकस, कोठी
हैदराबाद - 500 095.

Stressed Assets Recovery Branch
(SARB), 2nd Floor,
TSTRTC Commuter Amenity Centre,
Bus Terminal Complex,
Koti, Hyderabad - 500 095

Bounded by: -

East : Open to Sky, **West :** Corridor & stair case, **North :** Open to Sky & **South :** Open to Sky.

Reserve Price: Rs. 67,36,000/- EMD: Rs. 6,73,600/-
Bid Increment Amt: Rs. 50,000/-
Auction Date: 02.12.2026. Auction Time : 1.00 PM to 5.00 PM.
Last Date and Time for EMD: 02.12.2026 upto 5.00 PM
Property Inspection: 23.11.2026 to 01.12.2026.2026 (On working days, from 10.00 AM to 5 PM – with prior appointment)

KNOWN ENCUMBRANCE, IF ANY: NIL

Note:

- **Title Deed was not executed in favour of the Borrower. Sale is of Bank's secured interest arising out of Tripartite Agreement and DRT Decree. Bidders to exercise due diligence.**
- **Prospective bidders to confirm and satisfy themselves before participating in the e-auction, with respect to dues with Association, Municipal taxes, etc…, for which the Bank is not liable.**
- If the auction is cancelled for any reason whatsoever, the buyer's recourse is limited to a refund of the bid amount, without interest or additional compensation.
- 29. The Bank does not give any assurance or guarantee regarding execution or registration of Sale Deed by the Developer in favour of the successful bidder. The successful bidder shall independently pursue remedies, if any, against the Developer/Borrower.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the secured Creditor's website https://www.sbi.bank.in and also in the Bank's approved service provider's website https://baanknet.com/eauction

Enquiry: Shri G Narendra Kumar, Authorised Officer & Chief Manager – 7893138181 & Shri R Loganathan, Manager, Mobile No.9840589762

Date: 13.11.2026
Place: Hyderabad

Authorised Officer
G Narendra Kumar
Chief Manager
State Bank of India

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THE TERMS AND CONDITIONS OF THE AUCTION SALE

Properties will be sold on "AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS"

1	**Name & Address of the Borrower/Guarantor:**	
	Shri J Narayanan, S/o Shri V Jaganathan, Plot No 13 Golden Oakes, Sy No 15/2B Elavadi, Nagalur Panchayat, Yercaud, Salem (Distt.), Tamil Nadu 636602.	**Also at: Shri J Narayanan**, S/o Shri V Jaganathan, Flat No. 503, Block- 16, Hillridge Springs, Gachibowli, Hyderabad - 500032
	The Secretary, Sankalp Welfare Association, Sankalp Homes, Behind HP Petrol Bunk, Tellapur Village, Ramachandrapuram Mandal, Medak District - 502034	**Sankalp Welfare Association, Sankalp Homes,** Behind HP Petrol Bunk, Tellapur Village, Ramachandrapuram Mandal, Medak District - 502034
2	Name and address of Branch, the secured creditor	**STATE BANK OF INDIA, Stressed Assets Recovery Branch**, 2nd Floor, Upstairs of TSRTC Building Commuters' Amenity Centre, Koti, Hyderabad – 500 095 Email ID of the Bank: sbi.05172@sbi.co.in
3	Description of the immovable secured assets to be sold.	

Sr. No.	Description of the immovable properties	Reserve Price	Earnest Money Deposit (EMD)	Property ID
1.	All that the semi-finished flat bearing No. 509 in 5th floor in the B-Block, with a built up area of 2495 Sq. Ft, including the common areas together with one car parking in **"Sankalp Homes"** along with proportionate undivided share of land admeasuring 96 Sq. Yards or 80.29 Sq. Mts out of total land admeasuring 12826 Sq. Yards or 10721.68 Sq. Mtrs in Sy No. 422 and 436 situated at Tellapur Village, Ramachandrapuram Mandal, Medak District, Telangana State and bounded by: - **Boundaries:** **East :** Open to Sky, **West :** Corridor & stair case, **North :** Open to Sky & **South :** Open to Sky.	**Rs. 67,36,000/-**	**Rs. 6,73,600/-**	**SBIN2000 97203564**

4	Details of the encumbrances known to the secured creditor.	**None.**
5	The secured debt for recovery of which the property is to be sold	of **Rs. 88,87,748/-** (Rupees eighty eight lakh eighty seven thousand seven hundred forty eight only) as on 12.11.2026, as per decree order in OA/465/2017 dated 27.12.2017, in

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		DRT-1, Hyderabad, together with expenses and costs there on and further interest from 13.11.2026.
6	Deposit of earnest money	EMD: **Rs. 6,73,600/-** being the 10% of Reserve price to be remitted to the bidder's EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system.
7	**Reserve price** of the movable secured assets: **Bank account /Wallet** in which EMD to be remitted. **Last Date and Time** within which EMD wallet to be remitted	**Rs. 67,36,000/-** Bidder EMD wallet maintained with PSB Alliance on its e-auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal. **02.12.2026 upto 5.00 PM**
	Last Date and Time within which EMD to be remitted	**02.12.2026 upto 5.00 PM**
8	Time and manner of payment Bank Account in which the payment to be remitted.	The EMD of the successful bidder will be automatically transferred to the bank on confirmation of the highest bidding. 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 amount 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 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 auction. A/c. No: **37197394722** IFSC; **SBIN0030233** Name of Branch:- **TRIVENI COMPLEX BRANCH** Bank:- **State Bank of India**
9	Time, date and mode/place of public e-auction or time after which sale by any other mode shall be completed	**02.12.2026. between 1.00 PM to 5.00 PM – Through e-auction – conducted online**
10	The e-Auction will be conducted through the Bank's approved service provider. E-auction tender documents declaration etc., are available in the	https://www.baanknet.com/eauction-psb/x-login



	website of the service provider as mentioned above	
11	(i) Bid increment amount:	Rs.50,000/-
	(ii) Auto extension:	With auto time extension of five minutes for each incremental bid.
	(iii) Bid currency & unit of measurement	Indian Rupees – Square Feet.
12	Date and Time during which inspection of the immovable secured assets to be sold along with title deeds of the property. Contact person with mobile number.	For inspection of the properties **23.11.2026 to 01.12.2026.2026 (On working days, from 10.00 AM to 5 PM – with prior appointment)** • Shri G Narendra Kumar, Authorised Officer & Chief Manager – 7893138181 • Shri R Loganathan, Manager – 9840589762
13	Other conditions	1. Intending Bidders should get themselves registered on https://baanknet.com/eauctionpsb/bidder-registration by providing requisite KYC documents and registration fee as per the guidelines provided on BAANKNET well before the auction date (The registration process is detailed on the above website). 2. Bidders have to visit the website (https://www.baanknet.com/eauction-psb/x-login) to participate for online bid. For technical assistance, the bidders may refer to BAANKNET helpline numbers/email id mentioned on the home page of https://www.baanknet.com 3. Bidders shall hold a valid e-mail ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and password by BAANKNET may be conveyed through e-mail.) 4. 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. 5. 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. 6. 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. 7. 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. 8. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 9. 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. 10. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. 11. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondences regarding any change in the bid shall be entertained. 12. Lien on the wallet of unsuccessful bidders to the extent of EMD amount will be automatically removed by the system. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). 13. 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. 14. 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 may it be subsequently sold. 15. The successful bidder shall bear all the necessary expenses like applicable stamp duties/additional stamp duty/transfer charges, Registration expenses, Tax, fees etc. for transfer of the property in his/her name. 16. The payment of all statutory /non- statutory dues, taxes, GST, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. 17. The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immoveable secured assets including the size/area of the immovable secured assets in question. They shall independently ascertain any other dues/liabilities/encumbrances in respect of the property from the concerned authorities to their satisfaction before submitting the bids. It would not be open for the Bidder(s) whose bid is accepted by Authorised

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		Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever. 18. 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 of 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 concerned bank branch only. 19. 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. Provided if the sale price is above Rs.50,00,000.00, it shall be responsibility of the auction purchaser and has to deduct the 1% TDS in the name of the owner of the property and remit to income tax Dept. as per sec. 194IA of Income Tax Act on PAN number which may be provided by the Authorised Officer. The sale certificate will be issued only on receipt of the Form No. 26QB and challan for having remitted to the Bank subsequently. Failing which, it shall be a default under section Rule 9(5) of Security Interest (Enforcement) Rules. 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. 20. The Sale Certificate will not be issued pending operation of any stay/injunction/restraint order passed by the court/Tribunal against issue of sale certificate. Further, no interest will be be paid on the amount deposited during this period. No request of for return of deposit either in part or full/ cancellation of sale will be entertained. 21. QR Code is provided only for the convenience to intending bidders. However, details of the property will be as per the description given in the notice published in Newspaper and uploaded in https://baanknet.com, portal only. 22. Bidder shall be responsible to avoid any technical glitches or mistakes that may affect the e-auction. Therefore, the Bank shall not be responsible for the same and there shall not any claim or whatsoever from the bidder thereon affecting the auction process. 23. Where land & building and plant & machinery both are put on the same auction under different Lot, Authorised Officer reserves right to confirm the sale immovable property only if plant and machinery is sold out.

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		24. The sale is being conducted under the provisions of the SARFAESI Act, 2002 for enforcement of the Bank's security interest as recognized by a decree passed by the Hon'ble Debt Recovery Tribunal. 25. The Bank is selling only its secured interest, right, title, claim and entitlement in respect of the scheduled property and not an absolute or freehold title. 26. It is specifically informed to the intending bidders that the Developer has not executed the Sale Deed in favour of the Borrower and consequently, the original title deed is not available with the Bank. 27. The Bank's charge over the property is based on the Tripartite Agreement executed between the Borrower, Developer and the Bank, loan documents and the decree passed by the Hon'ble DRT. 28. The security interest in the property has been registered with the CERSAI and the sale is conducted in accordance with applicable statutory provisions. 29. The Bank does not give any assurance or guarantee regarding execution or registration of Sale Deed by the Developer in favour of the successful bidder. The successful bidder shall independently pursue remedies, if any, against the Developer/Borrower.
14	Details of pending litigations if any in respect of the property proposed to be sold.	NIL

Date: 13.11.2026
Place: Hyderabad

Authorised Officer
G Narendra Kumar
Chief Manager
State Bank of India

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