ANNEXURE 'A'

SBI

STATE BANK OF INDIA
STRESSED ASSETS MANAGEMENT BRANCH

Authorized Officer's Details:	**Address of the Branch:**
Name: Sri. Raghunandan K E-mail Id: sbi.04209@sbi.co.in Mobile No: 9148103793 Land Line No. (Office): 080-25943488	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 02.12.2026
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITIZATION AND RECONSTRUCTION OF FINANCIALASSETS 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, symbolic possession of which has been taken by the Authorized Officer of State Bank of India, 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.40,89,05,848.65 (Rupees Forty Crore Eighty Nine Lakh Five Thousand Eight Hundred Forty Eight and paise sixty five Only)** as on 12.11.2026 and further interest at contractual rate from 13.11.2026 with incidental expenses, costs, charges etc., due to the State Bank of India, Secured Creditor from the Borrower M/s Tapovan Projects and the Guarantors: 1) Late Ajit Narayan K **Now represented by his legal heirs: 1(a). Smt. Rajalakshmi W/o. Late Ajith Narayan K 1.(b) Shri. Rohan S/o. Late Ajith Narayan K 1.(c) Smt. Bhavani D/o. Late Ajith Narayan K and 2) Shri. Sriram Krishnamurthy S/o. Late V N Krishnamurthy.**
The Reserve Price, Earnest Money Deposit and Bid Increment Amount will be as under:

Property No.	Reserve Price (Below which the properties will not be sold)	Earnest Money Deposit (EMD)	Bid Increment Amount	Time & Date of e-Auction	Last date for submission of EMD along with KYC documents
SBIN2000 32618391	**Rs.20,30,00,000/-**	**Rs.2,03,00,000/-**	**Rs.5,00,000/-**	**From 11:00am to 4:00pm on 02.12.2026**	**On or before 02.12.2026 upto 11:00 am**

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SECURED INTEREST

Sl. No	DESCRIPTION OF PROPERTIES (Immovable assets)
1.	**Tender No.: SBIN200032618391** **Reserve Price (Amt in Rs.): Rs.20,30,00,000/-** **ITEM NO.1** All that piece and parcel of the property bearing Old Survey No.69/1 New Survey No.69/3, Situated at Marase Village, Varuna Hobli, Mysuru Taluk and District Duly Converted for the Non-Agricultural residential use Vide Order No.ALN(3) CR:117:2013-14 dated 13.01.2014 Official Memorandum issued by Deputy Commissioner, Mysuru MEASURING.0.35 ½ Gunta of Converted Land.BOUNDED ON EAST BY: Survey No.68 WEST BY : Survey No.69/2 NORTH BY: Survey No.70 SOUTH BY: Survey No.69/1 (CARE:SCHEDULE AS PER THE REGISTERED SALE DEED EXECUTED FAVOUR OF SHRI.AJITH NARAYAN K AND SHRI.SHRIRAM K & REGISTERED BEFORE SUB-REGISTRAR, MYSURU NORTH VIDE DOCUMENT NO.MYN-1-3341-2005-06 STORED IN CD NO.MYND47 IN BOOK NO.1 AND THE SAME IS REGISTERED ON 02.06.2005 AND ALSO THE BOUNDARY OF THE SURVEY NUMBER IS AS PER THE OFFICIAL MEMORANDUM ISSUED BY DEPUTY COMMISSIONER, MYSURU VIDE THEIR ORDER DATED 13.01.2014) **ITEM NO. 2** All that piece and parcel of the property bearing Old Survey No.69/2 New Survey No.69/4, Situated at Marase Village, Varuna Hobli, Mysuru Taluk and District Duly Converted for the Non-Agricultural residential use Vide Order No.ALN(3) CR:118:2013-14 dated 13.01.2014 Official Memorandum issued by Deputy Commissioner, Mysuru. MEASURING 1 ACRE 26.06 GUNTA OF CONVERTED LAND.BOUNDED ON EAST BY: Survey No.69/1 WEST BY: Survey No.79 and 80 NORTH BY: Survey No.70 SOUTH BY: Survey No.69/2 (CARE:SCHEDULE AS PER THE REGISTERED SALE DEED EXECUTED FAVOUR OF SHRI.AJITH NARAYAN K AND SHRI.SHRIRAM K & REGISTERED BEFORE SUB-REGISTRAR, MYSURU NORTH VIDE DOCUMENT NO.MYN-1-3341-2005-06 STORED IN CD NO.MYND47 IN BOOK NO.1 AND THE SAME IS

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REGISTERED ON 02.06.2005 AND ALSO THE BOUNDARY OF THE SURVEY NUMBER IS AS PER THE OFFICIAL MEMORANDUM ISSUED BY DEPUTY COMMISSIONER, MYSURU VIDE THEIR ORDER DATED 13.01.2014)

CONSOLIDATED PROPERTY

All that Piece and Parcel of the PROPERTY BEARING Old Survey No.69/1 New Survey No.69/3 AND Old Survey No.69/2 New Survey No.69/4, Situated at Marase Village, Varuna Hobli, Mysuru Taluk and District - Total Area 9890.18 Square Meters

(As per the Single Site Residential Plan Approval letter issued by

MUDA, Mysuru vide MUDA:NAYOG:58:2014-15 Dated 16.09.2014) TOTAL AREA 9890.18 SQUARE METERS AND 16 VILLAS BUILT ON THE SCHEDULE MENTIONED PROPERTY ARE MORTGAGEED TO THE BANK.

THE DETAILS ARE AS UNDER:-

		Measurement in mtrs	Measurement in mtrs	Boundaries	Boundaries	Boundaries	Boundaries
Sl.No.	Villa No.	Total Area/ /Plinth Area/ Carpet Area	Situated At Survey No.69/3 & Survey No.69/4	East by	West by	North by	South by
01	01	1600 -800-1350	Marase Village, Varuna Hobli, Mysuru Taluk & District.	Villa No.2	Generator Yard & Compo-und	Swimming Pool & Garden	Drive Way
02	02	1600 -800-1350	-do-	VILLA NO.3	VILLA NO 1	SWIMMING POOL & GARDEN	DRIVEWAY
03	05	1600 -800-1350	-do-	VILLA NO.6	VILLA NO.4	SWIMMING POOL & GARDEN	DRIVEWAY
04	06	1600 -800-1350	-do-	VILLA NO.7	VILLA NO.5	SWIMMING POOL	DRIVEWAY

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						& GARDEN	
05	11	1600 -800-1350	-do-	VILLA NO.12	VILLA NO.10	SWIMMING POOL & GARDEN	DRIVEWAY
06	21	1600 -800-1350	-do-	VILLA NO.20	VILLA.NO. 22	DRIVE WAY	SWIMMING POOL & GARDEN
07	22	1600 -800-1350	-do-	VILLA NO.21	VILLA NO.23	DRIVE WAY	SWIMMING POOL & GARDEN
08	26	1600 -800-1350	-do-	VILLA NO.25	VILLA NO.27	DRIVE WAY	SWIMMING POOL & GARDEN
09	28	1600 -800-1350	-do-	VILLA NO.27	VILLA NO.29	DRIVE WAY	SWIMMING POOL & GARDEN
10	29	1600 -800-1350	-do-	VILLA NO.28	VILLA NO.30	DRIVE WAY	SWIMMING POOL & GARDEN
11	30	1600 -800-1350	-do-	VILLA NO.29	SWIMMING POOL & GARDEN	DRIVE WAY	VILLA NO.31
12	31	1600 -800-1350	-do-	GARDEN & COMPOUND	SWIMMING POOL & GARDEN	VILLA NO.30	VILLA NO.32
13	32	1600 -800-1350	-do-	GARDEN & COMPOUND	SWIMMING POOL & GARDEN	VILLA NO.31	VILLA NO.33
14	33	1600 -800-1350	-do-	GARDEN & COMPOUND	SWIMMING POOL & GARDEN	VILLA NO.32	GARDEN AND COMPOUND
15	37	1600 -800-1350	-do-	VILLA NO.36	VILLA NO.38	SWIMMING POOL & GARDEN	GARDEN AND COMPOUND
16	40	1600 -800-1350	-do-	VILLA NO.39	VILLA NO.41	SWIMMING POOL & GARDEN	GARDEN AND COMPOUND

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12 VILLAS BUILT ON THE SCHEDULE MENTIONED PROPERTY ARE MORTGAGED TO THE BANK.

	Villa No.	Measurement in Meters		Boundaries			
		E-W	N-S	East	West	North	South
17	12	9.30	7.77	Villa No.13	Villa No.11	Swimming Pool	Road
18	13	9.30	7.77	Villa No.14	Villa No.12	Swimming Pool	Road
19	14	9.30	7.77	Villa No.15	Villa No.13	Swimming Pool	Road
20	15	9.30	7.77	Villa No.16	Villa No.14	Swimming Pool	Road
21	16	9.30	7.77	Villa No.17	Villa No.15	Swimming Pool	Road
22	17	9.30	7.77	Villa No.18	Villa No.16	Swimming Pool	Road
23	18	9.30	7.77	Villa No.19	Villa No.17	Swimming Pool	Road
24	19	7.83336	9.144	Garden	Villa No.17	Swimming Pool	Road
25	20	7.83336	9.144	STP	Villa No.21	Road	Swimming Pool
26	23	9.30	7.77	Villa No.22	Villa No.24	Road	Swimming Pool
27	24	9.30	7.77	Villa No.23	Villa No.25	Road	Swimming Pool
28	25	9.30	7.77	Villa No.24	Villa No.26	Road	Swimming Pool

CONSOLIDATED PROPERTY

Vacant land measuring 106121.63sq.ft. area with 28 pool villas numbering 1,2,5,6,11,12,13,14,15,16,17,18, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 30, 31, 32, 33, 37 & 40 measuring 44,800 sq.ft. built up area, Club house measuring 4627.66 sq.ft., Rooms block measuring 3200 sq.ft., Banquet hall measuring 9595 sq.ft., Reception and Back office measuring 108.05 sq.ft., Gents and Ladies toilet measuring 51.37 sq.ft. and Extra items and amenities like Compound wall, M.S. Gate, Pavement, cobal pavement, landscaping, Swimming pool (main pool, Gym building and equipments, Security room, STP, OHT, Sump, bore well, water softener, pressure pump etc. in Sy no 69/3 and 69/4 situated at Marase village, Varuna Hobli, Mysore Taluk.

Note: Excluding undivided share of land pertaining to remaining villas not under Mortgage to the bank.

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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,

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

Date: 16.11.2026
Place: Bengaluru

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