STATE BANK OF INDIA

Authorised Officer's Details: Name: Smt. Anusuya Ravi Sekar Mob No.:9550340218 Landline No.(office):080-25943663/3664 E-mail ID: sbi.05173@sbi.co.in	**STRESSED ASSETS RECOVERY BRANCH** 3rd Floor, Building No.11/90 Near Old Shivaji Theatre OPP: Trustwell Hospital J.C. Road, Bengaluru-560 002. Tel: 25943663, 25943664 Email: sbi.05173@sbi.co.in Contact No.Smt. Shilpa - 9113221397

STATUTORY NOTICE FOR SALE UNDER SECURITY INTEREST (ENFORCEMENT) RULES, 2002

To,

Sri. Uday Kumar G
S/o. Govindan
No. 13, 2nd Cross, 3rd Main.
Balaji Nagar, S G Palya
Bangalore- 560 029.

Also, at: -
ii. DEUTSCHE India Private Ltd
Emp No. 8328614
Designation: Associate
Department: RCP OPS
VTP, Electronic City
Near Crowne Plaza, Phase-1
Bangalore- 560 100.

iii. No. 1371, 3rd Cross,
4th 'B' Main Road, Prakash Nagar
Bangalore- 560 021.

No. Date: 05.08.2026

Dear Sir,

Statutory Notice for Sale under Rule 8 (6) read with proviso to Rule 9 (1) (for immovable) of the Security Interest (Enforcement) Rules 2002 (herein after called the Rules)
Borrower/Mortgagor: Sri. Uday Kumar G
A/c. Nos. 41082512906 & 41082756997

Whereas, the Authorised Officer of the State Bank of India, had issued a demand notice on 22.05.2023 u/s 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, calling upon you to make a payment of of **Rs. 75,18,498/- (Rupees Seventy Five Lakhs Eighteen Thousand Four Hundred Ninety Eight Only) as on 21.05.2023,** However, as you failed to make payment as per the said demand notice, the authorized officer of State Bank of India had taken Physical possession of the below mentioned property u/s 13(4) of the SARFAESI Act on 25.09.2025. Which has been offered/Charged as security by Sri.Uday Kumar G.

STATE BANK OF INDIA SARB 05173 Stressed Assets Recovery Br., B'luru-02

Whereas, you have failed to satisfy your liability to the Bank even after receipt of the notice 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 its rights granted under the Act and the said Rules, issues this notice under Rule 8(6) [Immovable] of the Security Interest [Enforcement] Rules, 2002, for sale of the secured asset to realize the above stated outstanding along with interest, costs, charges and expenses.

Please take notice that the secured asset charged / hypothecated / mortgaged to the Bank more fully described in the schedule hereunder shall be sold by public e-Auction to be held on **10.09.2026** through website maintained by PSB Alliance Pvt Ltd, https://baanknet.com and www.sbi.co.in.

A copy of the e-auction notices 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 uploaded in the above-mentioned websites are also attached herewith as Annexure –B.

SECURED INTEREST

Sl. No.	Description of the immovable Property	Reserve Price (Rs.)
Property No.1	All that piece and parcel of the property bearing **Nos. 15, 16 and 17, measuring East to West 55 feet and North to South 90 feet in all measuring 4950 square feet formed out of converted Sy. No. 300/3B1, BBMP Khata No. 401/15, 16 & 17 (vide conversion order No.B.DIS.ALN.SR(S)49/89-90, dated 07.06.1989,** (issued by the Deputy Commissioner, Bangalore District) Situated at **Begur Village, Begur Hobli, Bangalore South Taluk,** presently comes within the limits of Bruhat Bangalore Mahanagara Palike, which is bounded on: **East by**: Site Nos. 12, 13, & 14, **West by**: Property belongs Sampangi, **North by**: Road and **South by**: Government High School. **SCHEDULE 'B' PROPERTY** Undivided share, right, title, interest in the Schedule 'A 'Property, which is works out to **255.** Sq feet. **SCHEDULE 'C' PROPERTY** 960 Sq.fts of residential flat **in First Floor i.e. FF-1, "SRI DURGA ELITE"** constructed on the Schedule A Property, Constructed with Bricks and Cement, with all civic amenities are available in the Schedule C Property and right to use the Terrace Area of the Third floor and right to use common passages, Staircase and terrace area in the Schedule A property and **Car Parking is not available** and bounded on East by: Open to Sky, West by: Flat number FF2, North by: Lobby and South by: Open to Sky.	**53,00,000/-**

Yours Faithfully,

कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA

Authorised Officer & मुख्य प्रबंधक Chief Manager
Stressed Assets Recovery Br. (05173), Bengaluru-02

Authorised Officer.

Annexure – A

STATE BANK OF INDIA

Authorised Officer's Details:	STRESSED ASSETS RECOVERY BRANCH
Name: Smt. Anusuya Ravi Sekar Mob No.:9550340218 Landline No.(office):080-25943663/3664 E-mail ID: sbi.05173@sbi.co.in	3rd Floor, Building No.11/90 Near Old Shivaji Theatre OPP: Trustwell Hospital J.C. Road, Bengaluru-560 002. Tel: 25943663, 25943664 Email: sbi.05173@sbi.co.in Contact No. Smt. Shilpa - 9113221397

Appendix: IV-A
[See Proviso to rule 8(6)]
Sale notice for sale of immovable property

E-AUCTION 30 DAYS 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 the Borrowers/Mortgagers in particular that the below described immovable property mortgaged to the Secured creditor, State Bank of India, the Physical possession of which have been taken by the Authorised Officer, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis for recovery of Rs. 98,11,378/-(Rupees Ninety-Eight Lakhs Eleven Thousand Three Hundred and Seventy-Eight only) as on 05.08.2026 and further interest at contractual rate from 06.08.2026 with incidental expenses, costs due to State Bank of India, Secured creditor Sri. Uday Kumar G

The reserve price, earnest money deposit, bid increment amount and last date for receipt of EMD will be as under: -

Property No.	Reserve Price (below which the property will not be sold)	Earnest Money Deposit	Bid increment amount	Time & date of e-Auction	Last date submission of EMD along with KYC documents
1	Rs. 53,00,000/-	Rs.5,30,000/-	Rs.50,000/-	11:00 am to 04.00 pm on 10.09.2026	10.09.2026 up to 10.00 am

Tender No: SBIN200063363559/149
Title deed holder: Sri. Uday Kumar G

All that piece and parcel of the property bearing **Nos. 15, 16 and 17, measuring East to West 55 feet and North to South 90 feet in all measuring 4950 square feet formed out of converted Sy. No. 300/3B1, BBMP Khata No. 401/15, 16 & 17 (vide conversion order No.B.DIS.ALN.SR(S)49/89-90, dated 07.06.1989,** (issued by the Deputy Commissioner, Bangalore District) Situated at **Begur Village, Begur Hobli, Bangalore South Taluk,** presently comes within the limits of Bruhat Bangalore Mahanagara Palike, which is bounded on: **East by:** Site Nos. 12, 13, & 14, **West by:** Property belongs Sampangi, **North by:** Road and **South by:** Government High School.

SCHEDULE 'B' PROPERTY

Undivided share, right, title, interest in the Schedule 'A 'Property, which is works out to **255.** Sq feet.

SCHEDULE 'C' PROPERTY

960 Sq.fts of residential flat **in First Floor i.e. FF-1, "SRI DURGA ELITE"** constructed on the Schedule A Property, Constructed with Bricks and Cement, with all civic amenities are available in the Schedule C Property and right to use the Terrace Area of the Third floor and right to use common passages, Staircase and terrace area in the Schedule A property and **Car Parking is not available** and bounded on East by: Open to Sky, West by: Flat number FF2, North by: Lobby and South by: Open to Sky.

The sale shall be subject to provisions of the Securitization 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 Recovery Branch, Building No.11/90, III Floor, Opp.Trustwell Hospital, Near Old Shivaji Theatre, J C Road, Bengaluru -560 002 Telephone: 080-2594-3678/3663 or Bank's approved Resolution Agent, M/s KN Resolutions Pvt Ltd, Bangalore, Representative: V.Pradeep Kumar Mob.No.9535052772

To the best of knowledge of the Authorized Officer, & as per available information 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:// baanknet.com.**

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For STATE BANK OF INDIA

Place: Bengaluru
Date: 05.08.2026

Authorised Office
State Bank of India, SARB
Bengaluru

Authorised Officer / Chief Manager
Stressed Assets Recovery Br. (05173), Bengaluru-02

ANNEXURE – 'B'

THE TERMS AND CONDITIONS OF SALE:

Immovable 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/Mortgagor/legal heirs:	**Sri. Uday Kumar G,** S/o. Govindan, No. 13, 2nd Cross, 3rd Main. Balaji Nagar, S G Palya, Bangalore- 560 029. Also, at: - ii. DEUTSCHE India Private Ltd, Emp No. 8328614 Designation: Associate, Department: RCP OPS, VTP, Electronic City, Near Crowne Plaza, Phase-1, Bangalore- 560 100. iii. No. 1371, 3rd Cross, 4th 'B' Main Road, Prakash Nagar, Bangalore- 560 021.
2	Name and address of Branch, the SecuredCreditor	**State Bank of India,** Stressed Assets Recovery Branch, 3rd Floor, Building No.11/90, Near Old Shivaji Theatre Opp: Trustwell Hospital, J.C. Road, Bengaluru-560 002.
3	Description of the immovable secured assets to be sold.	**SCHEDULE 'A' PROPERTY** All that piece and parcel of the property bearing Nos. 15, 16 and 17, measuring East to West 55 feet and North to South 90 feet in all measuring 4950 square feet formed out of converted Sy. No. 300/3B1, BBMP Khata No. 401/15, 16 & 17 (vide conversion order No.B.DIS.ALN.SR(S)49/89-90, dated 07.06.1989, (issued by the Deputy Commissioner, Bangalore District) Situated at Begur Village, Begur Hobli, Bangalore South Taluk, presently comes within the limits of Bruhat Bangalore Mahanagara Palike, which is bounded on: East by: Site Nos. 12, 13, & 14, West by: Property belongs Sampangi, North by: Road and South by: Government High School. **SCHEDULE 'B' PROPERTY** Undivided share, right, title, interest in the Schedule 'A 'Property, which is works out to **255.** Sq feet. **SCHEDULE 'C' PROPERTY** 960 Sq.fts of residential flat **in First Floor i.e. FF-1, "SRI DURGA ELITE"** constructed on the Schedule A Property, Constructed with Bricks and Cement, with all civic amenities are available in the Schedule C Property and right to use the Terrace Area of the Third floor and right to use common passages, Staircase and terrace area in the Schedule A property and bounded on East by: Lobby, West by: Common Corridor, North by: Lobby/Flat No.FF-4 and South by: Open to Sky.
4	Details of the encumbrances known to the secured creditor.	Nil
5	The secured debt forrecovery of which the Property is to be sold	Rs. 98,11,378/-(Rupees Ninety-Eight Lakhs Eleven Thousand Three Hundred and Seventy-Eight only) as on 05.08.2026 + costs, charges and incidental expenses.
6	Deposit of earnest money	**EMD: Rs.5,30,000/-(Five Lakh Thirty Thousand only)** being the 10% of Reserve price to be transferred / deposited by bidders in his / her/ their own Wallet provided by PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT.

7	Reserve price of the immovable securedassets: **Account/Wallet** in which EMD to be remitted. **Last Date and Time**within which EMD to beremitted:	**Rs. Rs. 53,00,000/-(Fifty Three Lakhs only)** Bidder(s) own wallet provided by PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT. **Time: Up to 10.00 A.M.** **Date:10.09.2026**
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 throuth EFT/NEFT/RTGS/Demand Drafts/Bankers cheque or in any mode of remittance in favour of "SBI SARB Parking Account" to the credit of A/c.No.40252992555 with State Bank of India, SARB, JC Road, Bengaluru-560 002. Branch Code: 20202, IFSC Code: SBIN0020202 The Balance 75% of the sale price is payable through the above bank account 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, failing which amount already deposited shall be forfeited.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date:10.09.2026 On line e-Auction** **Time:** From 11.00 am. to 04.00 p.m. with unlimited extension of ten minutes for each bid, if the bidcontinues, till the sale is concluded.
10	The e-Auction will be conducted through the Bank's approved service provider.	M/s. PSB Alliance Pvt Ltd., at the web portal https://baanknet.com
11	(i) Bid increment amount: (ii) Auto extension: (iii) Bid currency & unit of measurement	Rs.50,000/- Unlimited extensions of 10 minutes each if a bid is placed before 5 minutes of the scheduled closing time of e-Auction and bidding continues thereafter. Indian Rupees
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 theirspecification. Contact persons withmobile number	**Between .11.00 A.M. and 03.00 P.M. on any day before the date of 09.09.2026 auction with prior appointment** Sri. V. Pradeep Kumar: 9535052772 Sri. Shivakumar Raju: 9739807029
13	Other terms & conditions of e-Auction Sale as under: **A.** The Bidders should get themselves registered on M/s. PSB Alliance Pvt Ltd., at the 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	

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Stressed Assets Recovery Br., B'luru
SARB 5173

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 AuthorisedOfficer, there is no encumbrance on the Property. 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 responsibilities 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 bidders should transfer the EMD amount by means of challan generated on the bidder account maintained with M/s. PSB Alliance Pvt Ltd, at https://baanknet.com . by means of NEFT/ RTGS transfer from their bank account.

D. Intending bidders must transfer the EMD at least one day before the auction date. They must confirm that their PSB Alliance Pvt. Ltd. wallet balance is updated and that the property is added to their account, or the system will not allow them to participate in the e-auction..

E. The EMD of the successful bidders 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 to be paid immediately i.e. on the same day or not later than next working day, as the case may be.

F. 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.

G. 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.

H. 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.

I. 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.

J. 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.

K. The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

L. 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.

M. 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 their bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

N. 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.

O. 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.

STATE BANK OF INDIA Stressed Assets Recovery Br., B'lore

P.	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.
Q.	The payment of all statutory /non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only.
R.	The Successful bidder shall bear all expenses like arrears of property tax, BBMP Katha transfer charges, BESCOM & BWSSB Charges and other expenses in connection with the scheduled auction property. **Pending dues such as property tax, maintenance charges of the flat, Electricity dues, E-katha expenses and Etc., to be borne by the successful bidder.**
S.	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.
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.	Where the Sale Prices of the property is Rs.50.00 Lakh and above, 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 receipt 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 III (for movable assets i.e., Plant & Machinery and other movable assets) and Appendix V (for immovable properties) 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).

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For STATE BANK OF INDIA

Authorised Officer / मुख्य प्रबंधक Chief Manager
Stressed Assets Recovery Br. (05178), Bengaluru-02

Place: Bengaluru

Date :05.08.2026

Authorised Officer

State Bank of India, SARB, Bengaluru