

NOTICE OF SALE THROUGH PRIVATE TREATY

M/S UNIFI MEDIA & M/S UNIFI MEDIA PVT LTD

SALE OF MOVABLE & IMMOVABLE ASSETS CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002. (SARFAESI ACT)

The undersigned as Authorized Officer of State Bank of India has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act.

Public at large is informed that the secured property(ies) as mentioned in the Schedule are available for sale through Private Treaty, as per the terms agreeable to the Bank for realisation of Bank's dues on "AS IS WHERE IS BASIS" and "AS IS WHAT IS BASIS".

Standard terms & conditions for sale of property through Private Treaty are as under:

1. Sale through Private Treaty will be on "**AS IS WHERE IS BASIS**" and "**AS IS WHAT IS BASIS**".
2. The purchaser will be required to deposit 25% of the sale consideration on the next working day of receipt of Bank's acceptance of offer for purchase of property and the remaining amount within 15 days thereafter.
3. The purchaser has to deposit 10% of the offered amount along with application which will be adjusted against 25% of the deposit to be made as per clause (2) above.
4. Failure to remit the amount as required under clause (2) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application.
5. In case of non-acceptance of offer of purchase by the Bank, the amount of 10% paid along with the application will be refunded without any interest.



6. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor shall not be responsible in any way for any third-party claims / rights / dues.
7. The purchaser should conduct due diligence on all aspects related to the property (under sale through private treaty) to his satisfaction. The purchaser shall not be entitled to make any claim against the Authorized Officer / Secured Creditor in this regard at a later date.
8. The Bank reserves the right to reject any offer of purchase without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer.
10. The interested parties may contact the Authorized Officer for further details / clarifications and for submitting their application.
11. The purchaser has to bear all stamp duty, registration fee, and other expenses, taxes, duties in respect of purchase of the property.
12. Sale shall be in accordance with the provisions of SARFAESI Act / Rules.

SCHEDULE

Description of the Property(ies)	Reserve Price (Rs.) (below which the properties will not be sold)
<u>Land and Building</u> All that piece and parcel of immovable residential building bearing Site No.235, Intermediate, Present BBMP Khatha No.235/235, in the BDA approved Layout formed by the Accountant General's Office Co-operative Housing Society Limited, in Survey Nos. 6/1, 30, 32, 33, 34, 37 and 38, situated at Arehalli Village, Uttarahalli Hobli, Bangalore South Taluk and now comes within the limits of Bruhat Bangalore Mahanagara Palike, Uttarahalli Ward No 184 of A.G.S. Layout, Bangalore and the site measuring East 30 feet, West 30 feet, North 40 feet and South 40 feet in all measuring 1200 Sq. feet vide Amalgamation Deed dated 17.11.2014 executed by Shri Udayaravi Hegde	Rs. 2,85,00,000.00



S/o Shri Shivaram Hegde and Smt. Anasooya Hegde D/o Shri Gajanana Hegde and registered as Document No. BSK -1 -10284.2014-15 at the Office of the Sub Registrar, Basavanagudi (Banashankari) along with a total built up area of 3825sqft consisting ground floor(stilt floor) measuring 825sqft, first floor measuring 950sqft, second floor measuring 950sqft, third floor measuring 950sqft, fourth floor(terrace floor) measuring 150sqft and bounded as follows. East by : Site No.250 West by : Road North by : Site No.236 South by : Site No.234	
TOTAL	Rs. 2,85,00,000.00

Date: 31.07.2026
Place: Bengaluru

For State Bank of India
For State Bank of India

Asst Gen Manager & Authorised Officer
Stressed Assets Management Branch
Bengaluru - 560 001
Shri. Raghunandan K
AGM & Authorised Officer
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