SBI

STATE BANK OF INDIA
RACPC MALLESHWARAM (41161)
No. 97, Railway Parallel Road
Kumarapark West, Bangalore -560020
Ph: 080 25943732, 25943720
Email: racpc.bz1@sbi.co.in

APPENDIX – IV A
[See proviso to Rule 6(2) & 9(1)]

Date: 07.02.2026

e-AUCTION ON 18.03.2026

SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Movable and Immovable Properties under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 9(1) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and the Borrower/Mortgagors/Guarantors in particular that the below described movable and immovable properties mortgaged/charged/hypothecated to the Secured Creditor, State Bank of India, 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 **18.03.2026** for recovery of Rs. 17,56,632-00 /- (Rupees Seventeen Lakh Fifty Six Thousand Six Hundred Thirty Two Only) as on 07.02.2026 and further interest at contractual rate from 08.02.2026 with incidental expenses, costs, charges etc, due to the Secured Creditor, State Bank of India from the Borrower: Smt Neelima, D/o Sri Lallan Thakur, No, 320, 2nd Cross, 3rd Main, BEML Layout, 5th Stage, 1st Phase, Rajarajeshwari Nagar, Bengaluru – 560098.

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 immovable properties to be sold will be as under:

Property No.	Reserve Price (Below which the properties will not be sold)	Earnest Money Deposit (EMD)	Bid Increment Amount	Time of e-Auction of property	Last date for submission of EMD along with KYC documents
1.	Rs. 1,10,25,000/-	Rs. 11,02,500/-	Rs.50,000/-	11:00 AM to 04:00 PM of 18.03.2025	On or before 17.03.2026 up to 6.00 pm

SBI, Malleswaram Bengaluru

DESCRIPTION OF THE PROPERTY:

SCHEDULE 'A' PROPERTY:

All that Part and parcel of residentially converted lands bearing Survey No. 62 in Pattanagere Village, Kengeri Hobli, Bengaluru South Taluk, bearing BBMP Khata No. 3664, Ward No. 22, issued by the BBMP Rajarajeshwarinagar sub-division, measuring to an extent of 6 Acres (24,281.14 Square Metres- Less the extent of 6,778.29 Square Metres = 17,502.849 Square Metres), Situated at Pattanagere Village, Kengeri Hobli, Bengaluru South Taluk.

Bounded:

East by	Road leading to Mysore Road, on one side and J.P.Nagar on the other side and facing Bangalore Children's Hospital (P.W.D Road)
West by	LIC Layout
North by	Private Property
South by	Private Property

SCHEDULE – B

(Description of the undivided share hereby conveyed)

An undivided 478 square feet of land out of the Schedule A hereto to enable the Purchaser to construct and own the 'Schedule C' Apartment.

SCHEDULE – C

(Description of the Apartment hereby conveyed)

Apartment bearing No. D-001/2 on the Ground Floor, of 3 BHK in D Block in the residential apartment building/complex known as "CENTURY INDUS" constructed with RCC framed structure with concrete block works and aluminum powered coated windows, doors with vitrified flooring on the 'Schedule A' Property, having a Super Built-Up Area of 1,474 square feet with one Covered car parking space. Property standing in the name of Smt. Neelima, D/o Sri. Lallan Thakur.

RESERVE PRICE : Rs. 1,10,25,000/- (Rupees One Crore Ten Lakh Twenty Five Thousand only)
EMD: Rs. 11,02,500/- (Rupees Eleven Lakhs Two Thousand Five Hundred only)

STATUTORY 30 DAYS SALE NOTICE UNDER "SARFAESI" ACT, 2002.

The Borrowers/Guarantors/Corporate Guarantors/Mortgagors are hereby noticed to pay the sum mentioned above within 30 days from the date of publication of this notice failing which the Bank shall sell the properties as per the provisions laid down in the SARFAESI ACT, 2002.

For detailed terms and conditions of the sale, please refer to the links provided by the Secured Creditor, State Bank of India, Stressed Assets Recovery Branch, J. C. Road, Bengaluru, represented by its Authorised Officer.

For STATE BANK OF INDIA

Chief Manager (Maintenance)
RACPC BZ-1, Malleshwaram, Bengaluru - 560 020

Date: 07.02.2026
Place: Bengaluru

Authorized Officer
STATE BANK OF INDIA

REGD A.D

STATE BANK OF INDIA
RACPC MALLESHWARAM (41161)
No. 97, Railway Parallel Road
Kumarapark West, Bangalore -560020
Ph: 080 25943732, 25943720
Email: racpc.bz1@sbi.co.in

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

To,

Smt Neelima, D/o Sri Lallan Thakur No. 320, 2nd Cross, 3rd Main, BEML Layout 5th Stage, 1st Phase, Rajarajeshwari Nagar Bengaluru - 560098	**Also AT:** Smt Neelima, D/o Sri Lallan Thakur C/o M/s Bharat Heavy Electrical Ltd. (B.H.E.L) P.B No. 2606, Electronics Division, 4th Floor CE-HMI Dept, Mysore Road, Bengaluru - 560098
Also AT: Smt Neelima, D/o Sri Lallan Thakur Flat No. D-001-002, Ground Floor, D-Block "CENTURY INDUS" Pattanagere, Kengeri Bengaluru - 560098	

Date: 07.02.2026

Respected Madam,

Statutory Notice of 30 (thirty) days for Sale under Rule 8 (6) read with provision to Rule 9 (1) of the Security Interest (Enforcement) Rules 2002 (herein after called the Rules)

Borrower: Smt Neelima, D/o Sri Lallan Thakur.

A/c. No.: 33039557826

Whereas, the Authorised Officer of the State Bank of India, had taken physical Possession of the below mentioned property on 07.08.2025 under Sec 14 of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after called the Act), which has been offered/charged as security by you towards your liability to the Bank amounting to Rs. 17,56,632-00 /- (Rupees Seventeen Lakh Fifty Six Thousand Six Hundred Thirty Two Only) as on 07.02.2026 and further interest at contractual rate from 08.02.2026 with incidental expenses, costs, charges etc.,

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 the powers conferred under the Act and the said Rules, has taken physical possession of the mortgaged flat on 08.07.2025 and issues this notice under Rule 8(6) [Immovable] read with proviso to Rule 9 (1) 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.

Your attention is also invited to provision of sub-section (8) of section 13 of the Act in respect of time available to redeem the secured assets.

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 **18.03.2026** through M/s PSB Alliance Pvt Ltd portal on its e-auction site on https://baanknet.com

A copy of the e-auction notice, which is intended to be published in the newspapers, is attached A copy of the e-auction notice, 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

<table>
<tr><th>Sl. No.</th><th>Description of the Immovable</th><th>Reserve Price</th></tr>
<tr><td>1.</td><td><u>Schedule 'A' Property</u>
All that Part and parcel of residentially converted lands bearing Survey No. 62 in Pattanagere Village, Kengeri Hobli, Bengaluru South Taluk, bearing BBMP Khata No. 3664, Ward No. 22, issued by the BBMP Rajarajeshwarinagar sub-division, measuring to an extent of 6 Acres (24,281.14 Square Metres- Less the extent of 6,778.29 Square Metres = 17,502.849 Square Metres), Situated at Pattanagere Village, Kengeri Hobli, Bengaluru South Taluk.
Bound:
On the East by — Road leading to Mysore Road, on one side and J.P.Nagar on the other side and facing Bangalore Children's Hospital (P.W.D Road)
On the West by — LIC Layout
On the North by — Private Property
On the South by — Private Property

<u>Schedule 'B' Property</u>
(Description of the undivided share hereby conveyed)
An undivided 478 square feet of land out of the Schedule A hereto to enable the Purchaser to construct and own the 'Schedule C' Apartment.
<u>Schedule 'C' Property</u>
(Description of the Apartment hereby conveyed)
Apartment bearing No. D-001/2 on the Ground Floor, of 3 BHK in D Block in the residential apartment building/complex known as "CENTURY INDUS" constructed with RCC framed structure with concrete block works and aluminium powered coated windows, doors with vitrified flooring on the 'Schedule A' Property, having a Super Built-Up Area of 1,474 square feet with one Covered car parking space. Property standing in the name of Smt. Neelima, D/o Sri. Lallan Thakur.</td><td>Rs. 1,10,25,000/-</td></tr>
</table>

Malleswar, Bengal

TERMS AND CONDITIONS OF E-AUCTION IS AS UNDER:

E-Auction is being held on "**AS IS WHERE IS**" and "**AS IS WHAT IS" and "WHATEVER THERE IS" BASIS** and will be conducted "Online". The auction will be conducted through the web portal i.e. Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available on e-auction site on https://baanknet.com To the best of knowledge and information of the Authorised Officer, there is no other encumbrance on the assets.

However, intending bidders should make their own independent enquiries regarding the encumbrances, title of the assets put on auction and claims/rights/dues affecting the assets, prior to submitting their bids. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The assets are 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.

The sale shall be subject to rules/conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.

For detailed terms and conditions of the sale, please refer to the link provided in www.sbi.co.in and e-auction site on https://baanknet.com/.

For STATE BANK OF INDIA

Chief Manager (Maintenance)

RACPC RZ-1, Malleshwaram, Bengaluru - 560 020

Yours Faithfully,

Date: 07.02.2026
Place: Bengaluru

Chief Manager (Maintenance)
Authorized Officer

Malleswaram Bengaluru

Annexure 'B'

THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE OF THE SECURED CREDITOR:

THE PROPERTY WILL BE SOLD ON
"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name & Address of the Borrower	**Smt Neelima.** No. 320, 2nd Cross, 3rd Main, BEML Layout, 5th Stage 1st Phase, Rajarajeshwari Nagar, Bengaluru - 560098. Also AT: C/o M/s Bharat Heavy Electrical Ltd. (BHEL), P.B No. 2606 Electronics Division, 4th Floor, CE-HMI Dept, Mysore Road Bengaluru - 560098. Also AT: Flat No. D-001, Ground Floor, D-Block, "CENTURY INDUS" Pattanagere, Kengeri, Bengaluru - 560098
2	Name & Address of the Guarantors /Mortgagors	NA
3	Name and address of Branch, the secured creditor	**RACPC MALLESHWARAM (41161)** No. 97, 1st Floor, Railway Parallel Road Kumarapark West, Bangalore -560020 Ph: 080 25943732, 25943720 Email: racpc.bz1@sbi.co.in
4	Description of the immovable secured asset to be sold.	**Schedule 'A' Property** All that Part and parcel of residentially converted lands bearing Survey No. 62 in Pattanagere Village, Kengeri Hobli, Bengaluru South Taluk, bearing BBMP Khata No. 3664, Ward No. 22, issued by the BBMP Rajarajeshwarinagar sub-division, measuring to an extent of 6 Acres (24,281.14 Square Metres- Less the extent of 6,778.29 Square Metres = 17,502.849 Square Metres), Situated at Pattanagere Village, Kengeri Hobli, Bengaluru South Taluk. Bound: On the East by: Road leading to Mysore Road, on one side and J.P.Nagar on the other side and facing Bangalore Children's Hospital (P.W.D Road) On the West by LIC Layout On the North by: Private Property On the South by: Private Property **Schedule 'B' Property** (Description of the undivided share hereby conveyed) An undivided 478 square feet of land out of the Schedule A hereto to enable the Purchaser to construct and own the 'Schedule C' Apartment.

		Schedule 'C' Property (Description of the Apartment hereby conveyed) Apartment bearing No. D-001/2 on the Ground Floor, of 3 BHK in D Block in the residential apartment building/complex known as "CENTURY INDUS" constructed with RCC framed structure with concrete block works and aluminium powered coated windows, doors with vitrified flooring on the 'Schedule A' Property, having a Super Built-Up Area of 1,474 square feet with one Covered car parking space. Property standing in the name of Smt. Neelima, D/o Sri. Lallan Thakur.
5	Details of encumbrances known to the secured creditor	**Nil**
6	The secured debt for recovery of which the property is to be sold	Rs. 17,56,632-00 /- (Rupees Seventeen Lakh Fifty Six Thousand Six Hundred Thirty Two Only) as on 07.02.2026 and further interest at contractual rate from 08.02.2026 with incidental expenses, costs, charges etc,
7	Deposit of Earnest money	Rs.11,02,500/- Being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their own wallet provided on M/s PSB Alliance Pvt Ltd portal on its e-auction site on **https://baanknet.com** by means of RTGS/NEFT.
8	Reserve price of the immovable secured assert Account / Wallet in which EMD to be remitted Last date and time within which EMD to be remitted	Rs. 1,10,25,000/- (Rupees One Crore Ten Lakhs Twenty Five Thousand Only) Bidders own wallet Registered its e-auction site https://baanknet.com by means of RTGS/NEFT. Date: On or before 17.03.2026 Time: upto 6.00 pm
9	Time and manner of payment	The successful bidder shall have to deposit 25% of the sale price, including EMD amount which is 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. 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 maybe agreed upon in writing between then secured creditor and the auction purchaser not exceeding 3 months from the date of auction, failing which the amount already deposited shall be forfeited.
10	Time and place of public auction or time after which sale by any other mode shall be	Date: 18.03.2026 **On line e-Auction** Time: 5 Hours from 11.00 AM to 04.00 PM with unlimited extension of ten minutes for each bid, if the bidding continues, till the sale is concluded.

S.B.I. Malleswar Bengaluru

	completed	
11	The E-auction will be conducted through the Bank's approved service provider. E-auction tender documents containing E auction bid form, declaration etc., are available in the web site of the service provider as mentioned above	M/s PSB Alliance Pvt Ltd portal on its e-auction site on 18.03.2026 online through https://baanknet.com Time: 5 Hours from 11.00 AM to 04.00 PM with unlimited extension of ten minutes for each bid, if the bidding continues, till the sale is concluded.
12	(1) Bid increment amount (2) Auto extension----- time (3) Bid currency and unit of measurement	Rs. 50,000/- Unlimited extension of 10 minute each if a bid is placed before 10 minutes of the scheduled closing time of e-Auction and bidding continues thereafter. Indian Currency
13	Date and time during which inspection of the immovable secured asset to be sold and intending bidders should satisfy themselves about the assets and their specification s Contact person with mobile no.	Between 11.00 AM and 04.00 PM on three working days on 13.03.2026, 16.03.2026 and 17.03.2026 during working hours on prior appointment. Authorised Officer: Sri Manjunath K.C, (Chief Manager) e-mail Id: racpc.bz1@sbi.co.in Mobile No : +91-9945256467 NPA Manager: Sri Purushottam Z : +91-9481014655 Resolution Agent Number : Mr Nayak: +91-8971151617 / 8618097517
14	Other conditions	(a) Bidders shall hold a valid digital Signature Certificate issued by competent authority and valid email ID (e-mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by M/s PSB Alliance Pvt Ltd portal on its e-auction site on **https://baanknet.com** may be conveyed through e-mail. (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the e-auction, self-attested copies of (i) Proof of Identification (KYC) Viz ID card/Driving License/Passport etc,.(ii) Current address proof of communication (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/ landline of the bidder etc, to the Authorised Officer of State Bank of India, RACPC Malleshwaram Branch, No. 97, 1st Floor, Railway Parallel Road, Kumarapark West, Bangalore -560020, Scanned

		copies of the original of these documents can also be submitted to e-mail Id of authorised officer. (c) Names of eligible bidders will be identified by the State Bank of India, RACPC Malleshwaram Branch to participate in online e-auction on the portal M/s PSB Alliance Pvt Ltd portal on its e-auction site on https://baanknet.com will provide user ID and password after due verification of PAN of the eligible bidders. (d) The successful bidder shall be required to submit the final prices, quoted during the e-auction as per the annexure after the completion of the auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of auction. (e) 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. (f) 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. (g) 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. 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. (h) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. (i) 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. (j) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (k) 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. (l) The EMD of the unsuccessful bidder will be refunded to their respective wallet maintained with https://baanknet.com. The

Malleswaram Bengaluru

bidder has to place a request with PSB Alliance Pvt Ltd for refund of the same back to his bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).

(m) The Authorized Officer is not bound to accept the highest offer and the Authorized officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the e-Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor.

(n) 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.

(o) 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.

(p) 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.

(q) The bidders are advised to in their own interest to satisfy themselves with the title and correctness of other details pertaining to the immovable 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 bidders whose bid is accepted by Authorised Officer to withdraw his bid, either on the ground of discrepancy in size/area, defect in title, encumbrances or any other ground whatsoever.

(r) In case 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 off 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.

(s) The auction purchaser has to deduct TDS at the applicable rates of the Sale Price of the immovable property in the name of the owner of the property & remit it to Income Tax

Malleswaram
Bengaluru

		Department as per section 194 IA of Income Tax Act and only the balance amount 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 Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of Sale Price. (t) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The Certificate of Sale will be issued in 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).
15	Details of pending litigation, if any, in respect of property proposed to be sold.	No to our knowledge

STATE BANK OF INDIA

Chief Manager (Maintenance)

RACPC RZ-1, Malleshwaram, Bengaluru - 560 020

Date: 07.02.2026

Place: Bengaluru

AUTHORISED OFFICER,

STATE BANK OF INDIA