REGD A.D

SBI

RETAIL ASSETS CREDIT PROCESSING CENTRE
Damodar Towers, III Floor,
Sharbathkatte Bus Stop, Airport Road, Yeyyadi,
MANGALORE - 575 008.
Ph.no: 0824-449238, 239.FAX:08242449230
Email: rasecc.mangalore@sbi.co.in

STATUTORY NOTICE FOR SALE UNDER RULE 8 (6) OF SECURITY INTEREST (ENFORCEMENT) RULES 2002

To,

Mr. Peter Brian Mendonca
S/o Mr. Salvador Mendonca
Flat No.120, 1st Floor,
Redbricks Village,Phase-1,
'A'Wing, Kotimur,
Saripalla Road,
Kulshekar,
Mangalore-575025

Also at:
No.1-66/6, Bajal Church Road,
Near Bajal Church,
Bajal, Mangalore-575027

Ref No. SBI/RACPC/PRP/

A/c No. 33331515523 (9052/244) **Date: 22.04.2026**

Dear Sir,

SUB: NOTICE OF FIFTEEN DAYS FOR SALE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 (HEREIN AFTER CALLED THE RULES)
BORROWERS: Mr. Peter Brian Mendonca S/o Mr. Salvador Mendonca

Whereas, the Authorised Officer of the State Bank of India, had taken actual physical possession of the below mentioned property on **16.02.2026** as per Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after called the Act), which have been offered/charged as security by you towards your liabilities to the Bank amounting to **Rs.15,63,235.00 (Rupees fifteen lakhs**

Konchady S.O 575008
REGISTERED EK944431468IN, IVR No1: 69[illegible]4443146
22-04-2026 12:11:23, Counter No. 3,
To: PETER BRAIN MENDONCA
BAJAL, DAKSHINA , 575009
From: SATE BANK OF INDIA RACPC
YEYYADI, DAKSHINA, 575008
Base Amt: 39.00
Wt:55gms(Phy.)
P.Mode: QR
POD:Yes-Chg: 10, www.indiapost.gov.in

Konchady S.O 575008
REGISTERED EK944431454IN, IVR No1: 6[illegible]4443145
22-04-2026 12:11:23, Counter No. 3,
To: PETER BRIAN MENDONCA
F N 120 REDBRICKS , DAKSHINA , 575025
From: SATE BANK OF INDIA RACPC
YEYYADI, DAKSHINA, 575008
Base Amt: 39.00
Wt:55gms(Phy.)
P.Mode: QR
POD:Yes-Chg: 10, www.indiapost.gov.in

Booking Ref.ID: 2166121422042605[illegible]
No of Articles: 2
Total Base Tariff: 78
Total CGST: 7 Total SGST: 7
Prepaid: 0
Net Amount: 92
Track @ www.indiapost.gov.in

sixty three thousand two hundred and thirty five only) as on 15.04.2026 and further interest from 16.04.2026 at contractual rate with incidental expenses, costs, charges etc.

Whereas, you have failed to satisfy your liabilities to the Bank even after receipt of the notices 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 her rights granted under the Act and the said Rules, issues this notice under Rule 8(6) [Immovables] of the Security Interest [Enforcement] Rules, 2002, for sale of the secured assets, mentioned hereunder, 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 assets (immovable property) charged/mortgaged to the Bank more fully described in the schedule hereunder shall be sold by public e-Auction to be held **on 12.05.2026** through M/s PSB Alliance Pvt Ltd Website. For further details, please refer to the notice to be published in the newspapers and at websites viz. www.sbi.co.in, https://baanknet.com.

A copy of the e-auction notice which is intended to be published in the newspapers, is attached herewith as Annexure – A for your kind reference. Further, the detailed terms & conditions of the e-auction which is intended to be published in the above mentioned websites are also attached herewith as Annexure – B.

DESCRIPTION OF THE PROPERTY

<table>
<tr><th>Sl.No</th><th>Description of Property (Immovable Property)</th><th>Reserve Price (Rs)</th></tr>
<tr><td>1</td><td>Tender No: SBI/SARB/2026-27/01
Property ID: SBIN33331515523

Non-agricultural Immovable Property situated at Saripalla Road at PADAVU VILLAGE of Mangalore Taluk,within the limits of Mangalore City Corporation and within the registration sub district of Mangalore City, standing in the name of Mr.Peter Brian Mendonca and comprised in :

<table>
<tr><th>Item No.</th><th>Sy.No.</th><th>Kissam</th><th>Extent (A-C)</th><th>Portion</th></tr>
<tr><td>1</td><td>246/5 (part)</td><td>Converted</td><td>0-49.90</td><td>Middle</td></tr>
<tr><td>2</td><td>246/4 (part)</td><td>Converted</td><td>0-04.40</td><td>South West</td></tr>
<tr><td></td><td></td><td>Total</td><td>0-054.30</td><td></td></tr>
</table>

Above mentioned land with right of approach road and all other mamool</td><td>20,00,000/-</td></tr>
</table>

ANNEXURE – 'A'

<table>
<tr><td colspan="2">SBI
RETAIL ASSETS CREDIT PROCESSING CENTRE</td></tr>
<tr><td>Authorised Officer's Details:
Name: Sri.PriyaranjanPriyasi
E-mail ID: RASECC.MANGALORE@SBI.CO.IN
Mobile No:9449875605
Landline No.(office): : 0824-449238</td><td>Address of the Branch:
RETAIL ASSETS CREDIT PROCESSING CENTRE
Damodar Towers, III Floor,
Sharbathkatte Bus Stop, Airport Road,
Yeyyadi,
MANGALORE - 575 008.
Ph.no: 0824-449238, 239.FAX:08242449230
Email: rasecc.mangalore@sbi.co.in</td></tr>
</table>

APPENDIX – IV A
[See proviso to Rule 8(6)]

e-AUCTION ON 12.05.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Properties (excluding movables, if any, lying in the premises) under 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 Borrower/Mortgagor in particular that the below described immovable properties mortgaged/charged to the Secured Creditor, State Bank of India, Bengaluru, the actual 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 **12.05.2026** for recovery of**Rs.15,63,235.00 (Rupees fifteen lakhssixty three thousand two hundred and thirty five only) as on 15.04.2026**and further interest at contractual rate with incidental expenses, costs, charges etc,due to the Secured Creditor, State Bank of India from the Borrower:**Mr.Peter Brian Mendonca**S/o Mr. Salvador Mendonca

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:

Reserve Price (Below which the property will not be sold)	Earnest Money Deposit (EMD)	Bid Increment Amount	Date &Time of e-Auction of property	Last date for submission of EMD along with KYC documents
Rs.20,00,000/-	**Rs.2,00,000/-**	**Rs.25,000/-**	**12.05.2026 10:00 A.M to2:00 P.M**	**On or before 11.05.2026 up to 04.30 P.M.**

DESCRIPTION OF IMMOVABLE PROPERTY

Tender No: SBI/RACPC/2026-27/01

Property ID: SBIN33331515523

SCHEDULE 'A' PROPERTY

Non-agricultural Immovable Property situated at Saripaila Road at PADAVU VILLAGE of Mangalore Taluk,within the limits of Mangalore City Corporation and within the registration sub district of Mangalore City, standing in the name of Mr.Peter Brian Mendonca and comprised in :

Item No.	Sy.No.	Kissam	Extent (A-C)	Portion
1	246/5 (part)	Converted	0-49.90	Middle
2	246/4 (part)	Converted	0-04.40	South West
		Total	0-054.30	

Above mentioned land with right of approach road and all other mamool rights appurtenant thereof.Both item No.1 and 2 Properties together form a single compact block and its boundaries are as follows:

Boundaries:
North : 22 meter wide road.
South : Portion of the same Sy.No.
East : Portion of the same Sy.No.
West : 12 meter wide road.

DESCRIPTION OF THE APARTMENT

All that piece and parcel of the 2 BHK Residential Apartment No.120 (Door Number not assigned yet),measuring 710 square feet super built up area,situated on the First Floor of the multi-storied Residential Apartment commonly known as "Redbricks Village Phase 1"together with 1.52% undivided right,title and interest in the Schedule 'A' Property and similar undivided right in the common areas and facilities,together with Car Parking Slot No.23 on the ground floor building.

STATUTORY 15 DAYS SALE NOTICE UNDER "SARFAESI" ACT,2002.

The Borrower/Mortgagor is 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 condiiions of the sale, please refer to the links provided by the Secured Creditor represented by the Authorised Officer, State Bank of India, RACPC, Mangaluruie.,

1) http://www.baanknet.com
2) www.sbi.co.in

For further details regarding inspection of the properties the intending bidder may contact the Authorised Officer as mentioned above or Bank's Approved Resolution Agent, M/s Sri Devi Resolutions Pvt. Ltd, Mangalore Representative: Sri. Jagannath Shetty, Cell No.9591890777

To the best of knowledge of the Authorised Officer, there is no encumbrance on any of the above said properties.

For STATE BANK OF INDIA
RACPC (05212), MANGALURU

Authorised Officer

Authorised Officer& Chief Manager,

Place:Mangaluru State Bank of India,

Date: 22.04.2026

RETAIL ASSETS CREDIT PROCESSINGCENTRE
Mangalore

ANNEXURE - 'B'

TERMS AND CONDITIONS OF SALE :

Property (Immovable Asset) will be sold on 12.05.2026
'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:

1	Name & Address of the Borrower	**Mr. Peter Brian Mendonca** S/o Mr. Salvador Mendonca Flat No.120, 1^{st} Floor, Redbricks Village.Phase-1, 'A'Wing, Kotimur, Saripalla Road, Kulshekar, **Mangalore-575025** *Also at:* No.1-66/6, Bajal Church Road, Near Bajal Church, Bajal, Mangalore-575027
2	Name & Address of the Guarantor/Mortgager	**Mr. Peter Brian Mendonca** S/o Mr. Salvador Mendonca
3	Name and address of Branch, the secured creditor	STATE BANK OF INDIA RETAIL ASSETS CREDIT PROCESSING CENTRE Damodar Towers, III Floor, Sharbathkatte Bus Stop, Airport Road, Yeyyadi, MANGALORE - 575 008.

<table>
<tr>
<td>4</td>
<td>Description of the immovable secured assets to be sold.</td>
<td>
Tender No: SBI/RACPC/2026-27/01
Property ID: SBIN33331515523

SCHEDULE ‘A’ PROPERTY
Non-agricultural Immovable Property situated at Saripalla Road at PADAVU VILLAGE of Mangalore Taluk,within the limits of Mangalore City Corporation and within the registration sub district of Mangalore City, standing in the name of Mr.Peter Brian Mendonca and comprised in :

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Above mentioned land with right of approach road and all other mamool rights appurtenant thereof.Both item No.1 and 2 Properties together form a single compact block and its boundaries are as follows:

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West : 12 meter wide road.
DESCRIPTION OF THE APARTMENT

All that piece and parcel of the 2 BHK Residential Apartment No.120 (Door Number not assigned yet),measuring 710 square feet super built up area,situated on the First Floor of the multi-storied Residential Apartment commonly known as “Redbricks Village Phase 1”together with 1.52% undivided right,title and interest in the Schedule ‘A’ Property and similar undivided right in the common areas and facilities,together with Car Parking Slot No.23 on the ground floor building.
</td>
</tr>
<tr>
<td>5 :</td>
<td>Details of encumbrances known to the secured creditor</td>
<td>NIL</td>
</tr>
<tr>
<td>6</td>
<td>The secured debt for recovery of which the property is to be sold</td>
<td>Rs.15,63,235.00 (Rupees fifteen lakhs sixty three thousand two hundred and thirty five only) as on 15.04.2026 and further interest at contractual rate with incidental expenses, costs, charges etc,</td>
</tr>
</table>

7	Deposit of Earnest money	**EMD: Rs. 2,00,000/- (Rupees two lac** Only) **being the 10% of Reserve price** to be transferred/deposited by bidders in his/her/their own wallet provided by M/s PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT.
8	Reserve price of the immovable secured asset Account / Wallet in which EMD to be remitted Last date and time within which EMD to be remitted	**Rs. 20,00,000/- (Rupees twenty lacs Only)** Bidders own wallet Registered with M/s.PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT. **Date: 11.05.2026** **Time: up to 04.30 PM**
9	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 through EFT/NEFT/RTGS/Demand Draft/Bankers Cheque or in any mode of remittance in favour "SBI-RACPC-Parking Account", to the credit of A/c No.37608309936 with State Bank of India, Yeyyadi, Mangaluru 575 008, Branch Code: 5212, IFSC Code: SBIN0005212. 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 e – Auction.
10	Time and place of public auction or time after which sale by any other mode shall be completed	**Date: 12.05.2026** Online e-Auction from 10:00 a.m to 2:00 p.m with unlimited extension of ten minutes for each bid, if the bidding continues, till the sale is concluded.
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 website of the service provider as mentioned above	M/s PSB Alliance Pvt Ltd., at the web portal https://baanknet.com

12	(i)Bid increment amount: (ii)Auto extension: _____ times (unlimited) (iii) Bid currency & unit of measurement	**Rs.25,000/- (Rupees twenty five thousand Only)** 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. INR
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. Contact person with Mobile No.	Between 11.00 A.M and 4.00 P.M on any day before the date of auction with prior appointment. Sri Priyaranjan Priyasi Cell No. 9449875605 (or) Bank's Approved Resolution Agent, M/s Sri Devi Resolutions Pvt Ltd, Sri.Jagannath Shetty-9591890777/ 8722900994
14	Other conditions	(a) The Bidders should get themselves registered on M/s PSB Alliance Pvt Ltd at https://baanknet.com/eauction-psb/bidder-registration 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 registration process takes minimum of two working days. (Registration process is detailed on above website). (b) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property except the above-mentioned dues to the Bank. 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 responsibility 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 bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s PSB Alliance Pvt Ltd., at

		https://baanknet.com/eauction-psb/bidder-registration by means of NEFT/RTGS transfer from his/her bank account. (d) The Intending bidder should take care that the EMD is transferred at least one day before the date of auction and confirm that his wallet maintained with M/s. PSB Alliance Pvt Ltd is reflecting the EMD amount without which the system will not allow the bidder to participate in the e-auction. (e) The successful bidder shall be required to submit the final price quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-Auction. (f) The property shall not be sold below the Reserve Price. However, the bidder must undertake to increase the bid amount by one bid increment amount mentioned in the sale notice, even if the bidder is a sole/successful bidder. (g) 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. (h) 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. (i) 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. (j) 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. (k) 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. (l) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (m) 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. (n) 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 his/her bank account. The bidders will not be entitled to claim any interest, costs, expenses & any other charges (if any). (o) 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. (p) 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. (q) 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. (r) The payment of all statutory/non-statutory dues, taxes, rates, assessments, charges, fees, GST etc., owing to anybody shall be the sole responsibility of successful bidder. (s) 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 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) 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 property has to be remitted to the Bank, in case the property is sold for Final Sale price of Rs. 50 Lakh and above. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission 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 V (for immovable property) 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).

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಪರವಾಗಿ कृते भारतीय स्टेट बैंक
For STATE BANK OF INDIA
RACPC (05212), MANGALURU
Authorised Officer

Authorised Officer & Chief Manager,
State Bank of India,
RETAIL ASSETS CREDIT PROCESSINGCENTRE
Mangalore

Place:Mangaluru
Date: 22.04.2026

	rights appurtenant thereof.Both item No.1 and 2 Properties together form a single compact block and its boundaries are as follows: **Boundaries:** North : 22 meter wide road. South : Portion of the same Sy.No. East : Portion of the same Sy.No. West : 12 meter wide road. DESCRIPTION OF THE APARTMENT All that piece and parcel of the 2 BHK Residential Apartment No.120 (Door Number not assigned yet),measuring 710 square feet super built up area,situated on the First Floor of the multi-storied Residential Apartment commonly known as "Redbricks Village Phase 1"together with 1.52% undivided right,title and interest in the Schedule 'A' Property and similar undivided right in the common areas and facilities,together with Car Parking Slot No.23 on the ground floor building./	

Yours faithfully

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For STATE BANK OF INDIA
RACPC (05212), MANGALURU

Authorised Officer

Authorised Officer