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SBI

STATE BANK OF INDIA
STRESSED ASSETS RECOVERY BRANCH
No: 11/90, III Floor, J C Road
(Near Old Shivaji Talkies)
Opp Trustwell Hospital,
Bangalore - 560 002.
E-mail: sbi.05173@sbi.co.in

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

To,

Date: 22.04.2026

Mr. Muhammed Hussain Tanzeel
S/o Mr. Ullal Hussain,
"Tanzeel Manzil", Near Beena Bakery,
Chota Mangalore, Ullal,
Mangalore – 574157.

Also at:
(i) Flat No. 401, 4th Floor,
"Matha Mookabika Residency",
Kana, Hosabettu, Surathkal,
Mangalore – 575014.

(ii) Minza Faisal Al-Nimar,
Contracting EST,
Aramco vendor code-10055440,
P.O. Box: 30291, Al-Jubail,
Kingdom of Saudi Arabia.

A/c No. 35603810150 (15314/190)

Dear Sir,

Sub: Sale Notice of thirty days for Sale under Rule 8(6) of the Security Interest (Enforcement) Rules 2002 (herein after called the Rules)

BORROWER: Mr. Muhammed Hussain Tanzeel S/o Mr. Ullal Hussain.

Whereas, the Authorised Officer of the State Bank of India, had taken Physical possession of the below mentioned property, under the provisions of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after called the Act), which has been charged as security by you towards your liability to the Bank amounting to Rs.38,03,368.00 (Rupees thirty eight lakhs three thousand and three hundred sixty eight only) as on 21.04.2026 and further interest at contractual rate with incidental expenses, costs, charges etc.

STATE BANK OF INDIA SARB 05173 Stressed Assets Recovery Br. B'lore-002

Whereas you have failed to satisfy your liability 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 the powers conferred under the Act and the said Rules, issued this notice under Rule 8(6) [Immovables] read with proviso to Rule 9 (1) of the Security Interest [Enforcement] Rules, 2002, for sale of the secured asset on **26.05.2026** to realize the above stated outstanding along with interest, costs, charges and expenses.

SECURED INTEREST

<table>
<tr><th>Sl. No</th><th>Description of the Immovable</th><th>Reserve Price (Rs.)</th></tr>
<tr><td>1.</td><td>
<u>SCHEDULE OF IMMOVABLE PROPERTY</u>

Non-Agricultural immovable property situated in Idya Village of Mangalore Taluk, within the limits of Mangalore City Corporation and within the Registration Sub District of Mangalore Taluk and comprised in & standing in the name of Muhammad Hussain Tanzeel S/o Mr. Ullal Hussain:

<table>
<tr><th>Survey No.</th><th>Kissam</th><th>Extent (A-C)</th><th>Khata No</th></tr>
<tr><td>130-3B</td><td>Converted</td><td>0-21.96</td><td>2514</td></tr>
</table>
Boundaries:
East : S.D. Line & Water Channel
West : S.D. Line
North : Survey Line
South : Survey Line & Road

<u>DESCRIPTION OF THE PROPERTY</u>

The Residential Apartment No. 401, measuring 1100 Sq. ft Super built-up area on the Fourth Floor, with car parking space No. P-401 in the Basement Floor of the Apartment building known as 'MOOKAMBIKA RESIDENCY', along with 4.11% of undivided right in the 'A' Schedule property and in the common areas, facilities and amenities of the said residential apartment building.
</td><td>33,00,000/-</td></tr>
</table>

TERMS AND CONDITIONS OF E-AUCTION IS AS UNDER:

E-Auction is being held on **"AS IS WHERE IS"**, **"AS IS WHAT IS"** and **"WHATEVER THERE IS" BASIS** and will be conducted "Online". The auction will be conducted through the web portal of M/s PSB Alliance Pvt Ltd Website. Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale. For further details, please refer to the notice to be published in the newspapers and at websites viz., https://baanknet.com.

To the best of knowledge and information of the Authorised Officer, there is no 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 Authorised Officer has taken Physical Possession of the assets.

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 https://baanknet.com.

Yours Faithfully

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For STATE BANK OF INDIA

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

Authorised Officer

ANNEXURE A

SBI

STATE BANK OF INDIA

Authorised Officer's Details: Name: Sri. Nagaraja.V E-mail ID: sbi.05173@sbi.co.in Mobile No: 9448441455 Landline No.(office): 080- 25943663, 25943677,25943678	**Address of the Branch:** **STRESSED ASSETS RECOVERY BRANCH** No: 11/90, III Floor, J C Road (Near Old Shivaji Talkies) Bangalore - 560 002 **E-mail:** sbi.05173@sbi.co.in

Appendix – IV-A
[See Proviso to rule 8(6)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET UNDER THE SECURITISATION AND RECONSRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISO 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/Mortgager/ Guarantors, that the below described immovable property mortgaged/charged to the Secured Creditor, Physical Possession of which has been taken by the Authorised 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 26.05.2026 for recovery of Rs.38,03,368.00 (Rupees Thirty eight lakhs three thousand and three hundred sixty eight only) as on 21.04.2026+ future interest + expenses and costs, due to State Bank of India, Secured creditor from Borrower: **Mr. Muhammed Hussain Tanzeel** S/o Mr. Ullal Hussain resident of "Tanzeel Manzil", Near Beena Bakery, Chota Mangalore, Ullal, **Mangalore-574157.**

The Reserve Price, Earnest Money Deposit and Bid Increment Amount will be as under: -
Last date for EMD payment: 25.05.2026

Property No.	Reserve Price (below which the property will not be sold)	Earnest Money Deposit	Bid Increment Amount
1.	33,00,000.00	3,30,000.00	25,000.00

DESCRIPTION OF THE PROPERTY

Tender No: SBI/

Title deed holder: Mr. Muhammed Hussain Tanzeel S/o Mr. Ullal Hussain

SCHEDULE OF IMMOVABLE PROPERTY

Non-Agricultural immovable property situated in Idya Village of Mangalore Taluk, within the limits of Mangalore City Corporation and within the Registration Sub District of Mangalore Taluk

Survey No.	Kissam	Extent (A-C)	Khata No
130-3B	Converted	0-21.96	2514

Boundaries:
East : S.D. Line & Water Channel
West : S.D. Line
North : Survey Line
South : Survey Line & Road

DESCRIPTION OF THE PROPERTY

The Residential Apartment No. 401, measuring 1100 Sq. ft Super built-up area on the Fourth Floor, with car parking space No. P-401 in the Basement Floor of the Apartment building known as 'MOOKAMBIKA RESIDENCY', along with 4.11% of undivided right in the 'A' Schedule property and in the common areas, facilities and amenities of the said residential apartment building.

To the best of knowledge of the Authorised 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 http://www.baanknet.com.

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For STATE BANK OF INDIA

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

Date: 22.04.2026
Place: Bengaluru

Authorised Officer
State Bank of India,
Stressed Assets Recovery Branch,
Bengaluru.

ANNEXURE – B

TERMS AND CONDITIONS OF SALE:

Property (Immovable Asset) will be sold on 26.05.2026
'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:

1	Name and address of the Borrower	Mr. Muhammed Hussain Tanzeel S/o Mr. Ullal Hussain "Tanzeel Manzil", Near Beena Bakery, Chota Mangalore, Ullal, Mangalore - 574157 ***Also at:*** (i) Flat No. 401, 4th Floor, "Matha Mookabika Residency", Kana, Hosabettu, Surathkal, Mangalore – 575014.	(ii) Minza Faisal Al-Nimar, Contracting EST, Aramco vendor code-10055440, P.O. Box: 30291, Al-Jubail, **Kingdom of Saudi Arabia.**
2	Name and address of the Mortgagor	Mr. Muhammed Hussain Tanzeel S/o Mr. Ullal Hussain "Tanzeel Manzil", Near Beena Bakery, Chota Mangalore, Ullal, Mangalore - 574157 ***Also at:*** (i) Flat No. 401, 4th Floor, "Matha Mookabika Residency", Kana, Hosabettu, Surathkal, Mangalore – 575014.	(ii) Minza Faisal Al-Nimar, Contracting EST, Aramco vendor code-10055440, P.O. Box: 30291, Al-Jubail, **Kingdom of Saudi Arabia.**
3	Name and address of Branch, the Secured Creditor	State Bank of India **STRESSED ASSETS RECOVERY BRANCH** No: 11/90, III Floor, J C Road (Near Old Shivaji Talkies) Bangalore - 560 002	
4	**Description of the immovable secured assets to be sold.**		

Tender No: SBI/SARB/VN/YM/41

Property Title deed holder: Mr. Muhammed Hussain Tanzeel S/o Mr. Ullal Hussain

SCHEDULE OF IMMOVABLE PROPERTY

Non-Agricultural immovable property situated in Idya Village of Mangalore Taluk, within the limits of Mangalore City Corporation and within the Registration Sub District of Mangalore Taluk and comprised in & standing in the name of Muhammad Hussain Tanzeel S/o Mr. Ullal Hussain:

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Boundaries:
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	North : Survey Line South : Survey Line & Road **DESCRIPTION OF THE PROPERTY** The Residential Apartment No. 401, measuring 1100 Sq. ft Super built-up area on the Fourth Floor, with car parking space No. P-401 in the Basement Floor of the Apartment building known as 'MOOKAMBIKA RESIDENCY', along with 4.11% of undivided right in the 'A' Schedule property and in the common areas, facilities and amenities of the said residential apartment building.	
5	Details of the encumbrances known to the secured creditor.	Nil
6	The secured debt for recovery of which the property is to be sold	Rs.38,03,368.00 (Rupees Thirty Eight Lakhs Three Thousand Three Hundred Sixty Eight Only) as on 21.04.2026 with future interest, incidental expenses, recovery charges, costs etc.
7	Deposit of earnest money	**EMD:Rs.3,30,000/- (Rupees three lacs thirty thousand Only)** **being the 10% of reserve price** to be remitted through NEFT /RTGS in their own Wallet provided by Bidders own wallet Registered with 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 assets: Account / Wallet in which EMD to be deposited	**Rs.33,00,000/- (Rupees Thirty Three Lakh 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. by means of NEFT / RTGS
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 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, J. C Road, Bengaluru –560 002, **IFSC Code.SBIN00202022** The Balance 75% of the sale price is payable on or before the 15th day of the confirmation of sale of the secured assets 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.
10	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date: 26.05.2026** From 11.30 A.M to 3.30 P.M, with unlimited extension of five minutes for each bid, if the bid continues, till the sale is concluded.

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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	Bidders own wallet Registered with M/s. PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT.
12	(i) Bid increment amount: (ii) Auto extension: _______ Times (limited / unlimited) (iii) Bid currency & unit of measurement	**Rs. 25,000.00 (Rupees Twenty Thousand Only) each respectively.** Unlimited extensions of 5 minutes each Indian Rupees
13	Date & Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile number	**On any between 11.00 A.M. to 5.00 P.M. with prior appointment.** Sri. Nagaraj V: Cell No. 9448441455 Sri. Viraj Karkera: Cell No. 8722900994
14	**Other conditions**	(a) The Bidders should get themselves registered on https://www.mstcecommerce.com/auctionhome/ibapi/ index.jsp 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 is detailed on the above website). (b) The intending bidders should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s.PSB Alliance Pvt Ltd at www.sbi.co.in, https://baanknet.com by means of NEFT / RTGS transfer from his bank account. (c) The intending bidders 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. (d) The EMD of the successful bidder 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 the sale price to be paid immediately i. e. on the same day or not later than the next working day, as the case may be.

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

(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 M/s.PSB Alliance Pvt Ltd. The bidder has to place a request with MSTC Limited 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,

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

		Registration expenses, 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, GST etc., owing to anybody shall be the sole responsibility of successful bidder. (q) 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. (r) 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.

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For STATE BANK OF INDIA

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

Date: 22.04.2026
Place: Bengaluru

Authorised Officer
State Bank of India,
Stressed Assets Recovery Branch,
Bengaluru.