STATE BANK OF INDIA,

STRESSED ASSETS RECOVERY BRANCH (SARB), BANGALORE
3rd Floor, Building No. 11/90, Near Old Shivaji Theatre,
JC Road, Bangalore 560002
Tel: 080 -25943663/3664, Email: **sbi.05173@sbi.co.in**

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

SBI/SARB/SEP/2026-27/A/C NO:40540997099 **Date: 01.09.2026**

1. SAI PRASHANTH.K S/o SRI.KRISHNA POLLAI 1406, 5th Main, 2nd Stage, D Block, VTC Bengaluru North, Rajajinagar, Bengaluru North Dist. Bengaluru – 560 010. **Also, at;** **2. SAI PRASHANTH.K S/o SRI.KRISHNA POLLAI** M/s. Neonooa Business Solutions Pvt. Ltd.No.29/19 New No. 46, 12th Main Road, 1st Block Rajajinagar Bengaluru – 560 010.	**3. SAI PRASHANTH.K S/o SRI.KRISHNA POLLAI** Flat bearing No: Ground Floor 4, "Sai Balaji Meadows" Kodigehalli Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru – 560 092.

Madam/Dear Sir,

Statutory Notice of 15 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) Borrowers: SAI PRASHANTH.K S/o SRI.KRISHNA POLLAI 40540997099

Whereas, the Authorised Officer of the State Bank of India, had taken Physical possession of the below mentioned property on **31-05-2025** 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. for recovery of **Rs.60,38,226/- (Rupees Sixty Lakh Thirty-Eight Thousand Two Hundred Twenty-Six only) as on 01.09.2026** and further interest from 02.09.2026 at contractual rate with incidental expenses, costs, charges and expenses etc.

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 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 **22.09.2026** 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. https://baank.net.com

A copy of the e-auction notices 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.

SECURED INTEREST

Description of the Immovable Property	Reserve Price
SCHEDULE "A" PROPERTY All that piece and parcel of the immovable Property bearing No.2, Old Khatha, No.34/3 and 34/4, BBMP Khatha No. 206/34/3/2/34/4 situated at Kodigehalli Village, Yelahanka hobli, Bangalore North taluk presently under the administrative Jurisdiction of BBMP, ward No.8, with all rights, appurtenances whatsoever hereunder of underneath or above the surface and measuring East to west 86+80/2 feet, North to South 101.5 feet, in all totally measuring 8424.5 sq. Feet Bounded on the East by: 30 feet road West by: Private Layout 30 feet road North by: property No.1 South By: property No.3 **SCHEDULE "B" PROPERTY** **(Description of the apartment)** Residential Flat Bearing No. G-04,2 BHK, in ground floor constructed on the schedule "A" Property, with a super built up area of 1112 Sq. ft with 1 covered car parking in the residential building known as "Sai Balaji meadows" together with all common areas attributed thereto. East by: Flat No. G-02 West by: Open to Sky North By: Flat No. G-05 South By: Flat No. G-03 **SCHEDULE "C" PROPERTY** **(Description of undivided share covered)** 310 Square feet, undivided share, right, title & interest in the land comprised in the Schedule "A "property. Inclusive of proportionate right to use in common area such as passage, Staircase and other areas of common use with concealed wiring together with specifications.	**Rs.54,00,0000/-**

Yours Faithfully

Authorized Officer.

For STATE BANK OF INDIA

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

STATE BANK OF INDIA,

STRESSED ASSETS RECOVERY BRANCH (SARB), BANGALORE
3rd Floor, Building No. 11/90, Near Old Shivaji Theatre JC Road, Bangalore 560002
Tel: 080 -25943663/3664, Email: **sbi.05173@sbi.co.in**

Authorised Officer's Details: **Name: Mrs Anusuya Ravi Sekar** **Chief Manager** **MOB: +91** -9550340218 **E-mail ID:** sbi.05173@sbi.co.in	**STRESSED ASSETS RECOVERY BRANCH (SARB)** **3rd Floor, Building No. 11/90, Near Old Shivaji Theatre JC Road, Bangalore 560002** **Landline No: 080 -2594-3663/3678**

Annexure-A

Appendix: IV-A
[See Proviso to rule 8(6)]
Sale notice for sale of immovable property
(Excluding movable assets, if any, lying in the premises)

E-Auction sale notice for sale of immovable assets (excluding movable assets, if any, lying in the premises) under the securitisation and reconsruction 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 in particular to the Borrower(s) and guarantor(s), 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 22.09.2026, for recovery of of **Rs.60,38,226/- (Rupees Sixty Lakh Thirty-Eight Thousand Two Hundred Twenty-Six only) as on 01.09.2026** with future interest from 02.09.2026 at contractual rate with incidental costs ,expenses, charges etc. due to State Bank of India, Secured creditor from **SAI PRASHANTH.K S/o SRI.KRISHNA POLLAI,** Flat bearing No: Ground Floor 4, "Sai Balaji Meadows" Kodigehalli Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru – 560092.

The Reserve price, Earnest Money Deposit (EMD), Bid increment amount and time of E-auction and the Last date for submission of EMD along with KYC documents for immovable property to be sold will be as under:

Property No.	Reserve Price (below which the property will not be sold)	Earnest Money Deposit	Bid increment amount	Date and time of e-auction	Last date for submission of EMD along with KYC documents
1.	**RS. 54,00,000/-**	**Rs. 5,40,000/-**	**50,000/-**	**22.09.2026 From 11:00 AM to 4:00PM**	**On or before 21.09.2026 up to 4.00 PM.**

DESCRIPTION OF IMMOVABLE PROPERTY

Tender No: SBIN400057639161/SARB/2026-27/169

SCHEDULE "A" PROPERTY

All that piece and parcel of the immovable Property bearing No.2, Old Khatha, No.34/3 and 34/4, BBMP Khatha No. 206/34/3/2/34/4 situated at Kodigehalli Village, Yelahanka hobli, Bangalore North taluk presently under the administrative Jurisdiction of BBMP, ward No.8, with all rights, appurtenances whatsoever hereunder of underneath or above the surface and measuring East to west 86+80/2 feet, North to South 101.5 feet, in all totally measuring 8424.5 sq. Feet Bounded on the

East by: p feet road
West by: Private Layout 30 feet road
North by: property No.1
South By: property No.3

SCHEDULE "B" PROPERTY
(Description of the apartment)

Residential Flat Bearing No. G4 2 BHK, in ground floor constructed on the schedule "A" Property, with a super built up area of 1112 Sq. ft with 1 covered car parking in the residential building known as "Sai Balaji meadows" together with all common areas attributed thereto.

East by: Flat No. G-02
West by: Open to Sky
North By: Flat No. G-05
South By: Flat No. G-03

SCHEDULE "C" PROPERTY
(Description of undivided share covered)

310 Square feet, undivided share, right, title & interest in the land comprised in the Schedule "A "property.
Inclusive of proportionate right to use in common area such as passage, Staircase and other areas of common use with concealed wiring together with specifications.

STATUTORY 15 DAYS SALE NOTICE UNDER SARFAESI ACT, 2002

The Borrower /Mortgagor is hereby noticed to pay the sum mention 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 link provided by the secured creditor represented by the Authorised Officer , State bank of India, SARB, Bengaluru ie., 1. http://www.baanknet.com For further details regarding inspection of the propertied the intending bid may contact the authorized Officer as mentioned above or Bank's

Date:01.09.2026

Authorised Officer

ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ भारतीय स्टेट बैंक
For STATE BANK OF INDIA

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

Place: Bangalore.

Annexure-'B'

TERMS AND CONDITIONS OF SALE:

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

1	Name and address of the Borrowers	**1. SAI PRASHANTH.K S/o SRI.KRISHNA POLLAI** 1406, 5th Main, 2nd Stage, D Block, VTC Bengaluru North, Rajajinagar, Bengaluru North Dist. Bengaluru – 560 010. **Also, at;** **2. SAI PRASHANTH.K S/o SRI.KRISHNA POLLAI** M/s. Neonooa Business Solutions Pvt. Ltd. No.29/19 New No. 46, 12th Main Road, 1st Block Rajajinagar Bengaluru – 560 010 . **Also, at;** **3. SAI PRASHANTH.K S/o SRI.KRISHNA POLLAI** Flat bearing No: Ground Floor 4, "Sai Balaji Meadows" Kodigehalli Village, Yelahanka Hobli, Bengaluru North Taluk,Bengaluru – 560 092.
2	Name and address of Branch, the Secured Creditor	**STATE BANK OF INDIA,** STRESSED ASSET RECOVERY BRANCH # 11/90, # 11/90, 3rd Floor JC Road Near Old Shivaji Theatre JC Road Bengaluru – 560 002
3		**SCHEDULE "A" PROPERTY** All that piece and parcel of the immovable Property bearing No.2, Old Khatha, No.34/3 and 34/4, BBMP Khatha No. 206/34/3/2/34/4 situated at Kodigehalli Village, Yelahanka hobli, Bangalore North taluk presently under the administrative Jurisdiction of BBMP, ward No.8, with all rights, appurtenances whatsoever hereunder of underneath or above the surface and measuring East to west 86+80/2 feet, North to South 101.5 feet, in all totally measuring 8424.5 sq. Feet Bounded on the East by: 30 feet road West by: Private Layout 30 feet road North by: property No.1 South By: property No.3 **SCHEDULE "B" PROPERTY** **(Description of the apartment)**

		Residential Flat Bearing No. G-4 2 BHK, in ground floor constructed on the schedule "A" Property, with a super built up area of 1112 Sq. ft with 1 covered car parking in the residential building known as "Sai Balaji meadows" together with all common areas attributed thereto. East by: Flat No. G-02 West by: Open to Sky North By: Flat No. G-05 South By: Flat No. G-03 **SCHEDULE "C" PROPERTY** **(Description of undivided share covered)** 310 Square feet, undivided share, right, title & interest in the land comprised in the Schedule "A "property. Inclusive of proportionate right to use in common area such as passage, Staircase and other areas of common use with concealed wiring together with specifications.
4	Details of the encumbrances known to the secured creditor.	Unknown
5	The secured debt for recovery of which the property is to be sold	**Rs.60,38,226/- (Rupees Sixty Lakh Thirty Eight Thousand Two Hundred Twenty Six only) as on 01.09.2026 with future** interest, incidental expenses, charges, costs etc.
6	Deposit of earnest money	**EMD: Rs 5,40,000/-being the 10% of reserve price** to be remitted/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/eacution-psb/bidder-registration by means of RTGS/NEFT.
7	**i.Reserve price** of the immovable secured assets: **ii. Bank Account** in which EMD to be deposited **iii.Last Date and Time** within which EMD to be remitted:	**Rs 54,00,000/- (Rupees Fifty-Four Lakh only)** Bidders own Wallet registered with M/s.PSB Alliance Pvt Ltd on its e-auction site Https://baanknet.com/eacution-psb/bidder-registration by means of NEFT / RTGS **Time up to: 4.00 PM** **Date: 21.09.2026**

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 through EFT/NEFT/RTGS/Demand Drafts/Bankers Cheque or in any mode of remittance in favor of "SBI SARB Parking Account" to the credit of **A/C No. 40252992555** with **State Bank of India, J.C. Road, Bengaluru, Branch Code: 20202, IFSC Code: SBIN0020**202. 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.
9	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	**Date: 22.09.2026,** **Time:300 minutes:** From 11.00 A.M to 4.00 P.M with unlimited extension of five minutes for each bid, if the bid continues, till the sale is concluded.
10	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 on its e-auction site https://baanknet.com/eauction-psb/bidder-registration
11	(i)Bid increment amount: (ii)Auto extension: (iii) Bid currency & unit of measurement	**(i)Rs.50,000/- (Rupees FIFTY THOUSAND only)** (ii)Unlimited extensions of 10 minutes each if a bid is placed before 10 minutes of the schedule closing time of e-Action 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	**Between 11.00 A.M. to 4.00 P.M. on any day before the auction with prior appointment.** Authorised Officer: Smt.Jayalakshmi M, Chief Manager email id: sbi.05173@sbi.co.in Mobile No: +91 99451 43159 **Bank's Approved Resolution Agent:**

SARB Bangalore 05173 STATE BANK OF INDIA

	assets and their specification. **Contact person with mobile number**	**Mr. Chandrashekar – 70222 52004**
13	Other Terms & condition of e-Auction sale	

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 on its e-auction site https://baanknet.com/eauction-psb/bidder-registration

A. 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 theexisting 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 inspectand 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.

B. 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 on its e-auction site https://baanknet.com/eauction-psb/bidder-registration by means of NEFT/ RTGS transfer from his bank account.

C. 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.

D. 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/Land Line) of the bidder etc., to the Authorised Officer of State Bank Of India, SARB BRANCH. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorised Officer.

E. 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

SARB Bangalore 05173 STATE BANK OF INDIA than those already agreed to before start of 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. 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 sale price to be paid immediately i.e. on the same day or not later than next working day, as the case may be.

H. 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.

I. 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.

J. 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.

K. 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.

L. Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders.

M. 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.

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

O. 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.

P. 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 or 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).

Q. 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.

R. 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. **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. 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.

T. 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.

U. 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.

V. 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.

W. 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.

For further details and regarding inspection of Property the intending bidders may contact the Authorised Officer & Chief Manager, State Bank of India, STRESSED ASSETS RECOVERY BRANCH (SARB), 3rd Floor, Building No. 11/90, Near Old Shivaji Theatre JC Road, Bangalore 560002

For STATE BANK OF INDIA

Date:01.09.2026
Place: Bengaluru

Authorised Officer
State Bank of India
SARB, Bengaluru