

REGD A.D.



STRESSED ASSETS RECOVERY BRANCH
No.11/90, 3rd Floor, Opp. Trust Well Hospital,
J C Road, Bengaluru - 560 002.

Phone: 080- 25943678, 25943663 Email: sbi.05173@sbi.co.in

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

To,

Miss. Mary Angelin A D/o Mr. Antony Cruews,

No. 30, 2nd Cross, Near Corner Café, Tavarekere, Bangalore 560029.

Also at

- i) No. 87/25, 2nd Cross, Tavarekere, Near Indira Convent, Bangalore 560081.
- ii) Flat No. 432, 4th Floor, DS-MAX STARRY Apartment, Maragondanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore 562110.
- iii) Office: Infosys Pvt Ltd, Electronic City, Phase 1, Bangalore 560100
- iv) No. 34/1, 4th Cross, Near Swiss Salon, Ramappa Layout, Tavarekere Bangalore 560029.

Ref No.SBI/SARB/2026-27/

Date: 30.09.2026

Dear Sir,

SUB: NOTICE OF THIRTY DAYS FOR SALE UNDER RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002 (HEREIN AFTER CALLED THE RULES) – BORROWER: MARY ANGELIN A. A/c No. 39650127972

Whereas, the Authorised Officer of the State Bank of India, had taken actual Physical possession of the below mentioned property on **08.09.2026** 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. 49,27,059 /-(Rupees Forty-Nine Lakh Twenty-Seven Thousand Fifty-Nine Only)** as on **30.09.2026** and further interest from 01.10.2026 at contractual rate with incidental expenses, costs, charges etc.

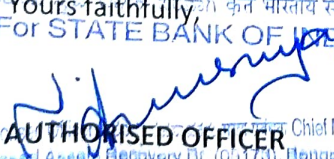
Whereas, you have failed to satisfy your liabilities to the Bank even after receipt of the notices under Section 13(2) and Section 13(4) of the Act issued by the undersigned. Therefore, the Authorised Officer of State Bank of India, in exercise of her rights granted under the Act and the said Rules, 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 06.11.2026 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 abovementioned websites are also attached herewith as Annexure – B.

Sl. No.	Description of properties (Immovable properties)	Reserve Price (Rs in lakh)
1	<u>AMALGAMATED SCHEDULE "A" PROPERTY</u> All that piece and parcel of immovable converted land property bearing old Sy. No. 76, new Sy. No. 76/2, which measuring 1 Acre and 02 guntas, situated at Margondanahalli Village, Jigan Hobli, Anekal Taluk, Bangalore District, in vide conversion order dated 16/01/2014, in vide conversion order No. ALN(AJ)SR:63/2013-14 for residential purpose, issued by Deputy Commissioner, Bangalore District, Bangalore and immovable converted land property bearing Sy. No. 76/1, which measuring a portion of 00-9.26 guntas, out of 4 Acres, situated at Margondanahalli Village, Jigan Hobli, Anekal Taluk, Bangalore District, in vide conversion order dated 04/07/2012, in vide conversion order No. ALN(AJ)SR:93/2012-13 for residential purpose, issued by Deputy Commissioner, Bangalore District, Bangalore, which totally measuring 1 Acre and 11.26 guntas and the same is bounded on the: East by: Private property West by: Road North by: Private property South by: Road and Private property <u>SCHEDULE "B" PROPERTY</u> 319 Sq. Ft of undivided share of right, title and interest in all that piece and parcel of the land in the amalgamated schedule 'a' property. <u>SCHEDULE "C" PROPERTY</u> All that piece and parcel of the three bed rooms residential apartment/flat bearing unit No. 432, situated at 4th Floor, having super built up area of 1042 Sq. Ft in the above said residential apartment/building known as "DS-MAX STARRY along with 319 sq.ft of undivided share of land in the amalgamated schedule 'a' property and one covered car parking area bearing No. 432, in the basement/stilt floor, constructed in the amalgamated schedule 'a' property herein, finished with RCC roofing and vetrified tiles flooring with water, electricity and sewerage amenities together with common areas such as passages, lobbies, lift/s, staircase/s and all other areas of common use etc.	Rs. 68.28

Yours faithfully,
For STATE BANK OF INDIA

AUTHORISED OFFICER Chief Manager
Stressed Asset Recovery Div. (05173), Bengaluru-02

ANNEXURE – 'A'



STRESSED ASSETS RECOVERY BRANCH (SARB), J C ROAD, BENGALURU

Authorised Officer's Details:

Name: Mrs. Anusuya Perumal

Chief Manager

e -mail Id: sbi.05173@sbi.co.in,

Mobile No: 9550340218

Landline No. (Office): 080-2594 3663

Address of the Branch:

Building No.11/90, III Floor,

Opp: Trustwell hospital,

J C Road, Bengaluru -560 002

Tel: 080-2594-3678/3663

e-mail Id: sbi.05173@sbi.co.in.

APPENDIX – IV A

[See proviso to Rule 8(6)]

e-AUCTION ON 06.11.2026

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction Sale Notice for Sale of Immovable Property (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 property 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 **06.11.2026** for recovery of **Rs. 49,27,059 /-(Rupees Forty-Nine Lakh Twenty-Seven Thousand Fifty-Nine Only)** as on **30.09.2026** and further interest from 01.10.2026 at contractual rate with incidental expenses, costs, charges etc. due to the Secured Creditor, State Bank of India from the **Borrower: Miss. Mary Angelin A. (A/c Nos. 39650127972)**

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 property 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. 68,28,000	Rs 6,82,800/-	Rs 50,000/-	06.11.2026 11:00 a.m. to 04.00 p.m	On or before 06.11.2026 up to 10.00 a.m.



DESCRIPTION OF IMMOVABLE PROPERTY

TENDER NO. SBI/SARB/2026-27/188

Property ID: SBIN400050520386

AMALGAMATED SCHEDULE "A" PROPERTY

All that piece and parcel of immovable converted land property bearing old Sy. No. 76, new Sy. No. 76/2, which measuring 1 Acre and 02 guntas, situated at Margondanahalli Village, Jigan Hobli, Anekal Taluk, Bangalore District, in vide conversion order dated 16/01/2014, in vide conversion order No. ALN(AJ)SR:63/2013-14 for residential purpose, issued by Deputy Commissioner, Bangalore District, Bangalore and immovable converted land property bearing Sy. No. 76/1, which measuring a portion of 00-9.26 guntas, out of 4 Acres, situated at Margondanahalli Village, Jigan Hobli, Anekal Taluk, Bangalore District, in vide conversion order dated 04/07/2012, in vide conversion order No. ALN(AJ)SR:93/2012-13 for residential purpose, issued by Deputy Commissioner, Bangalore District, Bangalore, which totally measuring 1 Acre and 11.26 guntas and the same is bounded on the:

East by: Private property

West by: Road

North by: Private property

South by: Road and Private property

SCHEDULE "B" PROPERTY

319 Sq. Ft of undivided share of right, title and interest in all that piece and parcel of the land in the amalgamated schedule 'a' property.

SCHEDULE "C" PROPERTY

All that piece and parcel of the three bed rooms residential apartment/flat bearing unit No. 432, situated at 4th Floor, having super built up area of 1042 Sq. Ft in the above said residential apartment/building known as "DS-MAX STARRY along with 319 sq.ft of undivided share of land in the amalgamated schedule 'a' property and one covered car parking area bearing No. 432, in the basement/stilt floor, constructed in the amalgamated schedule 'a' property herein, finished with RCC roofing and vetrified tiles flooring with water, electricity and sewerage amenities together with common areas such as passages, lobbies, lift/s, staircase/s and all other areas of common use etc.

STATUTORY 30 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 conditions of the sale, please refer to the links provided by the Secured Creditor represented by the Authorised Officer, State Bank of India, SARB, Bengaluru ie.,

1) <https://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 :Mr. Manohar V
Mob No: 7353931866



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

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 asset on 08.09.2026. 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

Place: Bengaluru

Date: 30.09.2026

ए.एस.आर. विभाग के प्रमुख के रूप में
For STATE BANK OF INDIA

Authorised Officer Chief Manager
Stressed Assets Recovery Br. (SAR) Bengaluru-08

ANNEXURE - 'B'**TERMS AND CONDITIONS OF SALE :**

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	Miss. Mary Angelin A D/o Mr. Antony Cruews, No. 30, 2nd Cross, Near Corner Café, Tavarekere, Bangalore 560029. Also at i) No. 87/25, 2nd Cross, Tavarekere, Near Indira Convent, Bangalore 560081. ii) Flat No. 432, 4th Floor, DS-MAX STARRY Apartment, Maragondanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore 562110. iii) Office: Infosys Pvt Ltd, Electronic City, Phase 1, Bangalore 560100
2	Name & Address of the Guarantor/Mortgagor	Miss. Mary Angelin A D/o Mr. Antony Cruews, No. 30, 2nd Cross, Near Corner Café, Tavarekere, Bangalore 560029. Also at i) No. 87/25, 2nd Cross, Tavarekere, Near Indira Convent, Bangalore 560081. ii) Flat No. 432, 4th Floor, DS-MAX STARRY Apartment, Maragondanahalli Village, Jigani Hobli, Anekal Taluk, Bangalore 562110. iii) Office: Infosys Pvt Ltd, Electronic City, Phase 1, Bangalore 560100
3	Name and address of Branch, the secured creditor	STATE BANK OF INDIA, Stressed Assets Recovery Branch #11/90, 3 rd Floor, Opp: Trust Well Hospital, J C Road, Bengaluru – 560002
4	Description of the immovable secured assets to be sold.	<u>TENDER NO. SBI/SARB/2026-27/188</u> <u>AMALGAMATED SCHEDULE "A" PROPERTY</u> All that piece and parcel of immovable converted land property bearing old Sy. No. 76, new Sy. No. 76/2, which measuring 1 Acre and 02 guntas, situated at Margondanahalli Village, Jigan Hobli, Anekal Taluk, Bangalore District, in vide conversion order dated 16/01/2014, in vide conversion order No. ALN(AJ)SR:63/2013-14 for residential purpose, issued by Deputy Commissioner, Bangalore District, Bangalore and immovable converted land property bearing Sy. No. 76/1, which measuring a portion of 00-9.26 guntas, out of 4 Acres, situated at Margondanahalli Village, Jigan Hobli, Anekal Taluk, Bangalore District, in vide conversion order dated

		04/07/2012, in wide conversion order No. ALN(AJ)SR.93/2012-13 for residential purpose, issued by Deputy Commissioner, Bangalore District, Bangalore, which totally measuring 1 Acre and 11.26 guntas and the same is bounded on the: East by: Private property West by: Road North by: Private property South by: Road and Private property <u>SCHEDULE "B" PROPERTY</u> 319 Sq. Ft of undivided share of right, title and interest in all that piece and parcel o f the land in the amalgamated schedule 'a' property. <u>SCHEDULE "C" PROPERTY</u> All that piece and parcel of the three bed rooms residential apartment/flat bearing unit No. 432, situated at 4th Floor, having super built up area of 1042 Sq. Ft in the above said residential apartment/building known as "DS-MAX STARRY along with 319 sq.ft of undivided share of land in the amalgamated schedule 'a' property and one covered car parking area braring No. 432, in the basement/stilt floor, constructed in the amalgamated schedule 'a' property herein, finished with RCC roofing and vetrified tiles flooring with water, electricity and sewerage amenities together with common areas such as passages, lobbies, lift/s, staircase/s and all other areas of common use etc.
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. 49,27,059 /-(Rupees Forty Nine Lakh Twenty Seven Thousand Fifty Nine Only)as on 30.09.2025 further interest from 01.10.2026 at contractual rate with incidental expenses, costs, charges etc
7	Deposit of Earnest money	EMD: Rs. 6,82,800/-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 68,28,000/- (Rupees Sixty Eight Lakh Twenty Eight Thousand only) Bidders own wallet Registered with M/s. PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com/eauction-psb/bidder-registrstionby means of RTGS/NEFT. Date: 06.11.2026 Time: up to 10.00 am



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-SARB-Parking Account", to the credit of A/c No.40252992555 with State Bank of India, J C Road, Bengaluru 560002, Branch Code: 20202, IFSC Code: SBIN0020202 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: 06.11.2026 Online e-Auction from 11:00 a.m. to 4:00 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 web site of the service provider as mentioned above	M/s PSB Alliance Pvt Ltd., at the web portal https://baanknet.com
12	a) Bid increment amount b) Auto extension----- time c) Bid currency and unit of measurement	Rs. 50,000/- (Rupees Fifty Thousand Only) Unlimited extension of 10minute 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.	On or before 05.11.2026 between 11:00 a.m. and 5:00 p.m. on any day with prior appointment. Authorised Officer: Mrs. Anusuya Perumal e-mail Id: sbi.05173@sbi.co.in Mobile No. 9550340218 Bank's Approved Resolution Agent Mr. ManoharV Mob No: 7353931866
14	Other conditions	The Bidders should get themselves registered on M/sPSB Alliance Pvt Ltd at https://baanknet.com/eauction-psb/bidder-registrstion (a) 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 the 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-registrstion by means of NEFT/ RTGS transfer from his/her bank



		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 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 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).
15	Details of pending litigation, if any, in respect of property proposed to be sold.	-NIL-

Place: Bengaluru
Date: 30.09.2026

For STATE BANK OF INDIA

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