

ANNEXURE 'A'

 STATE BANK OF INDIA STRESSED ASSETS RECOVERY BRANCH (SARB), BENGALURU	
Authorised Officer's Details: Name: Name: Sri Govind L Ballal E-mail Id: sbi.05173@sbi.co.in Mob: +91 94490 86490 Landline No.: 080-2594-3678/3663	Address of the Branch: Building No.11/90, III Floor, Near Old Shivaji Theatre, J C Road, Bengaluru -560 002 Contact: CCO: Sri Shinod M Mob: +91 93412 15620 Tel: 080-2594-3678/3663 mail Id: sbi.05173@sbi.co.in

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

e-AUCTION ON 25.11.2026
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 READ WITH PROVISIO 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/Mortgagors/Guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, State Bank of India, SARB, 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 **25.11.2026** for recovery of Rs. 4,24,78,461.00 (Rupees Four crore twenty four lakh seventy eight thousand four hundred sixty one only) as on 12.10.2026 and further interest at contractual rate from 13.10.2026 with incidental expenses, costs, charges etc., due to the Secured Creditor, from the Borrower M/s. Medifit Health & Fitness Private Limited, Vasanthadatta, Basavanahalli, Chikmagalur -577101, Rep by its Directors and Personal Guarantors: (1) Sri Vaibhav Nadig, S/o Sri Srinivas Datatri



+91 80 2594 3762
+91 80 2594 3663
+91 80 2594 3664
sbi.05173@sbi.co.in

ಒತ್ತಡ ಗ್ರಸ್ತ ಆಸ್ತಿ ವಸೂಲಿ ಶಾಖೆ (೦೫೧೭೩)
ನಂ. ೧೧/೯೦, ಮೂರನೇ ಮಹಡಿ,
ಹಳೆ ಶಿವಾಜಿ ಥಿಯೇಟರ್ ಹತ್ತಿರ,
ಟ್ರಸ್ಟ್ ವೆಲ್ ಆಸ್ಪತ್ರೆ ಎದುರು,
ಜಿ.ಸಿ. ರಸ್ತೆ, ಬೆಂಗಳೂರು - ೫೬೦ ೦೦೨.

तनावग्रस्त आस्ति वसूली शाखा (०५१७३)
नं. ११/९०, तीसरी मंजिल,
पुराने शिवाजी टाकीज के पास,
ट्रस्ट वेल अस्पताल के सामने,
जे.सी. रास्ता, बेंगलुरु - ५६० ००२.

Stressed Assets Recovery Branch-05173
11/90, 3rd Floor,
Near Old Shivaji Theater,
Opp. Trust Well Hospital,
JC Road, Bengaluru - 560 002.



#50A, Sri Shankar Mutt Road, Smile Dental Care, Chikmagalur-577101, (2) Sri B R Sachidananda, S/o Sri Talavadi Ramana, 5th Cross, Bypass Road, Kalyana Nagara, Chikmagalur - 577101.

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) (In Rupees)	Earnest Money Deposit (EMD) (In Rupees)	Bid Increment Amount (In Rupees)	Date, Time of e-Auction of property	Last date for submission of EMD along with KYC documents
SBIN78444214861	8,13,00,000-00 (Eight crore thirteen Lakhs only)	81,30,000-00 (Eighty one lakh thirty thousand only)	1,00,000.00 (One Lakh only)	25.11.2026. 11:00 AM to 04.00 PM	On or before 25.11.2026 up to 11.00 A.M.

DESCRIPTION OF THE IMMOVABLE PROPERTY.

All those part and parcel of Vacant Residential cum Commercial Property bearing Municipal Assessment No: 13954/9131, P.I.D No: 27-2-6-78/1, Site measuring East - West: 76.20 Mtr X North - South 12.954 Mtr, totally measuring 987.0948 Sq Mtr, situated at Ward No 27, North Block, Basavanahalli Main Road, Chikmagalur within the limits of CMC Chikmagalur, Property standing in the name Sri Vaibhav Nadig.

Bound:

On the East by P.I.D No: 27-2-543-85

On the West by Road

On the North by P.I.D No 27-2-6-74

On the South by Property of H S Vasanthamala Dattatri & D Shrikanth

The sale shall be subject to provisions of the Secularization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Security Interest (Enforcement) Rules, 2002.



For further details regarding inspection of the property the intending bidder may contact the Authorized Officer, State Bank of India, Stressed Assets Recovery Branch, Building No. 11/90, 3rd Floor, Near Old Shivaji Theatre, J C Road, Bengaluru -560 002,

To the best of knowledge of the Authorized 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 PSB Alliance Pvt Limited, <https://www.baanknet.in>

Date: 13.10.2026
Place: Bengaluru


Authorized Officer
State Bank of India,
Stressed Asset Recovery Branch (SARB)
Bengaluru

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

To,
M/s. Medifit Health & Fitness Private Limited
Vasanthadatta, Basavanahalli
Chikmagalur -577101.

Rep by its Directors:

1. Sri Vaibhav Nadig
S/o Sri Srinivas Datatri
2. Sri B R Sachidananda
S/o Sri Talavadi Ramana

Guarantor:

Sri Vaibhav Nadig
S/o Sri Srinivas Datatri
50A, Sri Shankar Mutt Road
Smile Dental Care
Chikmagalur-577101.

Guarantor

Sri B R Sachidananda
S/o Sri Talavadi Ramana
5th Cross, Bypass Road
Kalyana Nagara
Chikmagalur - 577101.

No. SARB/7346/SHM/2026-27/

Date: 13.10.2026

Dear Sir,

**STATUTORY NOTICE OF 30 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)**

M/s. Medifit Health & Fitness Private Limited

Whereas, the Authorised Officer of the State Bank of India, had taken Physical Possession of the below mentioned property on 06.01.2026 under of the 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



 bank.sbi

☎ +91 80 2594 3762
+91 80 2594 3663
☎ +91 80 2594 3664
✉ sbi.05173@sbi.co.in

ಒತ್ತಡ ಗ್ರಸ್ತ ಆಸ್ತಿ ವಸೂಲಿ ಶಾಖೆ (೦೫೧೭೩)
ನಂ. ೧೧/೯೦, ಮೂರನೇ ಮಹಡಿ,
ಹಳೆ ಶಿವಾಜಿ ಥಿಯೇಟರ್ ಹತ್ತಿರ,
ಟ್ರಸ್ಟ್ ವೆಲ್ ಆಸ್ಪತ್ರೆ ಎದುರು,
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तनावग्रस्त आस्ति वसूली शाखा (०५१७३)
नं. ११/९०, तीसरी मंजिल,
पुराने शिवाजी टाकीज के पास,
ट्रस्ट वेल अस्पताल के सामने,
जे.सी. रास्ता, बेंगलुरु - ५६० ००२.

Stressed Assets Recovery Branch (05173)
11/90, 3rd Floor,
Near Old Shivaji Theater,
Opp. Trust Well Hospital,
JC Road, Bengaluru - 560 002.

towards your liability to the Bank amounting to Rs. 4,24,78,461.00 (Rupees Four crore twenty four lakh seventy eight thousand four hundred sixty one only) as on 12.10.2026 and further interest at contractual rate from 13.10.2026 with incidental expenses, costs, charges etc. till realisation.

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, 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/ mortgaged to the Bank more fully described in the schedule hereunder shall be sold by public e-Auction to be held on **25.11.2026** 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 herewith as Annexure – 18 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 – 19.

Property ID No: SBIN78444214861

DESCRIPTION OF THE IMMOVABLE PROPERTY.

All those part and parcel of Vacant Residential cum Commercial Property bearing Municipal Assessment No: 13954/9131, P.I.D No: 27-2-6-78/1, Site measuring East - West: 76.20 Mtr X North - South 12.954 Mtr, totally measuring 987.0948 Sq Mtr, situated at Ward No 27, North Block, Basavanahalli Main Road, Chikmagalur within the limits of CMC Chikmagalur, Property standing in the name Sri Vaibhav Nadig.

Bound:

On the East by P.I.D No: 27-2-543-85

On the West by Road

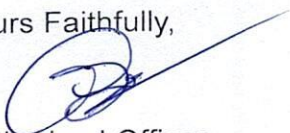
On the North by P.I.D No 27-2-6-74

On the South by Property of H S Vasanth Mala & D Shrikanth

Reserve Price: Rs. 8,13,00,000-00 (Rupees Eight crore thirteen lakh only)

EMD: Rs. 81,30,000-00 (Rupees Eighty one lakh thirty thousand only)

Yours Faithfully,


Authorised Officer.

Annexure 'B'

TERMS AND CONDITIONS OF SALE

THE PROPERTY WILL BE SOLD ON 08.10.2026
"AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" BASIS

1	Name & Address of the Borrower	M/s. Medifit Health & Fitness Private Limited Vasanthadatta, Basavanahalli Chikmagalur -577101. Rep by its Directors: 1. Sri Vaibhav Nadig S/o Sri Srinivas Datatri 2. Sri B R Sachidananda S/o Sri Talavadi Ramana
2	Name & Address of the Guarantors /Mortgagors	1. Sri Vaibhav Nadig S/o Sri Srinivas Datatri # 50A, Sri Shankar Mutt Road Smile Dental Care Chikmagalur-577101. 2. Sri B R Sachidananda S/o Sri Talavadi Ramana 5th Cross, Bypass Road, Kalyana Nagara Chikmagalur - 577101.
3	Name and address of Branch, the secured creditor	STATE BANK OF INDIA STRESSED ASSET RECOVERY BRANCH (05173) Building No.11/90, III Floor, Near Old Shivaji Theatre, J C Road, Bengaluru -560 002 Tel:080-2594-3678/3663 mail Id: sbi.05173@sbi.co.in .
4	Description of the immovable secured asset to be sold.	Property ID:SBIN78444214861 All those part and parcel of Vacant Residential cum Commercial Property bearing Municipal Assessment No: 13954/9131, P.I.D No: 27-2-6-78/1, Site measuring East - West: 76.20 Mtr X North - South 12.954 Mtr, totally measuring 987.0948 Sq Mtr, situated at Ward No 27, North Block, Basavanahalli Main Road, Chikmagalur within the limits of CMC



		Chikmagalur, Property standing in the name Sri Vaibhav Nadig. Bound: On the East by P.I.D No: 27-2-543-85 On the West by Road On the North by P.I.D No 27-2-6-74 On the South by Property of H S Vasanth Mala & D Shrikanth.
5	Details of encumbrances known to the secured creditor	NOT KNOWN TO THE SECURED CREDITOR
6	The secured debt for recovery of which the property is to be sold	Rs. 4,24,78,461.00 (Rupees Four crore twenty four lakh seventy eight thousand four hundred sixty one only) as on 12.10.2026 and further interest at contractual rate from 13.10.2026 with incidental expenses, costs, charges etc., till realization.
7	Deposit of Earnest money	Rs. 81,30,000.00 (Rupees Eighty one lakh thirty thousand only) Being the 10% of Reserve price to be transferred/deposited by bidders in his/her/their own wallet provided on its e-auction site by means of RTGS/NEFT. EMD wallet maintained with PSB Alliance. Credit of Pre-Bid EMD shall be given to the bidder only after receipt of payment in bank account of PSB Alliance and updation of such information on BAANKNET portal. This may take some time as per Banking process. Hence, bidders in their own interest are advised to submit the Pre-Bid amount well in advance to avoid any last minute issues. Lien to the extent of EMD amount will be applied on the wallet by the system.
8	Reserve price of the immovable secured assert Account / Wallet in which EMD to be remitted	Rs. 8,13,00,000-00 (Rupees Eight crore thirteen lakh only) Bidder EMD wallet maintained with PSB Alliance on its e auction site: https://www.baanknet.com and as per guidelines available on the website. Kindly note that it may take 2-3 days to complete registration process in BAANKNET portal.



	Last date and time within which EMD to be remitted	Date: 25.11.2026 Time: upto 11.00 AM
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 15 th day of confirmation of sale of the secured asset or such extended period maybe agreed open in writing between the 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 completed	Date: 25.11.2026 On line e-Auction Time: 11.00 AM to 4.00 PM 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	PSB Alliance Pvt Ltd on its website https://baanknet.com https://baanknet.com
12	(1) Bid increment amount	Rs. 1,00,000-00



	(2) Auto extension time (3) Bid currency and unit of measurement	Unlimited extension of 10 minute each if a bid is placed in the last 10 minutes of the scheduled closing time of e-Auction and bidding continues further. 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 Contact person with mobile no.	Between 11.00 AM and 3.00 PM before the date of auction with prior appointment. Sri Govind L Ballal Authorised Officer & Chief Manager Mobile No. +91 94490 86490 Sri Shinod M City Case Officer Mob: +91 93412 15620 Sri Nayak Resolution Agent Mob : 8971151617
14	Other conditions	(a) The Bidders should get themselves registered on PSB Alliance Pvt Limited https://www.Baanknet.in 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 PSB Alliance Pvt Limited at https://www.Baanknet.in 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 PSB Alliance Pvt Limited 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 (less 10% EMD amount) i.e., on same day or not later than the next working day as the case may be.

(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 PSB Alliance Pvt Limited. The bidder has to place a request with PSB Alliance Pvt 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 Khatha charges / stamp duties / additional stamp duty / transfer charges, 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. (s) 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. (t) 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.
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		(u) 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). (v) This sale will attract the provision of sec.194-IA of the Income Tax Act.
15	Details of pending litigation, if any, in respect of property proposed to be sold	Not known as per available information.

Date: 13.10.2026
Place: Bengaluru


 Authorized Officer
 State Bank of India,
 Stressed Asset Recovery Branch
 Bengaluru