



STATE BANK OF INDIA

STRESSED ASSETS RECOVERY BRANCH(SARB), HUBBALLI

Authorised Officer's Details:

Name: Smt. Jayanthi A
Mob : 9448993207
e-mail Id: sbi.40564@sbi.co.in

Address of the Branch:

Ground Floor, Avani Emporio, Jayachamaraja Nagar, HUBBALLI – 580020.
Contact: 0836-2362066
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Annexure-A

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 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 in particular to the Borrower(s)/guarantor(s), that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on “As is Where is”, “As is What is” and “Whatever there is” basis on **30.10.2026** for recovery to **Rs. 60,08,294/- (Rupees Sixty Lacs Eight Thousand Two Hundred and Ninety Four Only) as on 18.09.2026** and further interest at contractual rate with incidental expenses, costs, charges etc., due to State Bank of India, Secured creditor from Mr.Najirahmed Davalsab Kabanur S/o Davalsab Kabanur.

The Reserve price, earnest money deposit ,Auction date and bid increment amount will be as under:-

Property No.	Reserve Price (below which the property will not be sold)	Earnest Money Deposit	Last date for Earnest Money Deposit (EMD)	Date of Auction	Bid increment amount
1.	Rs .52,64,000/-	Rs. 5,26,400/-	29.10.2026	30.10.2026	Rs.50,000/-

Description of the Immovable Property

Title deed holder/s : Mr.Najirahmed Davalsab Kabanur S/o Davalsab Kabanur

1.	<u>Tender No: SBI / SARB/SARF/21/2026-27</u> All that piece and parcel of the NA Property Residential Land with Building at Sy.No.5, Plot No.19 measuring 12 mtrs X 9 mtrs (01 gunta 01 anna) situated at Ward No.3, Kumbargatti Plot, TMC No.56/64, Eswathu Property ID 14-508-85, (Old No. 3-50-56), within limit of Sub Registrar Mundgod standing in the name of Mr.Najirahmed Davalsab Kabanur S/o Davalsab Kabanur which is bounded by: East: Plot No. 20, West: Road, North:Plot No. 13 South: Road. (Sale Deed : SRS-1-01260-2005-06, C.D.No: SRSD10, dtd.,18.11.2005) (MOTD : MUG-1-00665-2013-14 ,C.D.No:MUGD17, dated 05.02.2014) (MOTD : MUG-1-00967-2014-15, C.D.No:MUGD20, dated 29.01.2015)
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(MOTD : MUG-1-00653-2019-20 ,C.D.No:MUGD220, dated 28.10.2019)
(MOTD : MUG-1-00762-2019-20 ,C.D.No:MUGD256, dated 23.12.2019)
(MOTD : MUG-1-01115-2022-23 ,C.D.No:MUGD905, dated 11.01.2023)

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 <https://baanknet.com>

PLACE : HUBBALLI
DATE : 18.09.2026

STATE BANK OF INDIA
ಭಾರತೀಯ ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಆಫ್ ಇಂಡಿಯಾ
For STATE BANK OF INDIA

ಮುಖ್ಯ ವ್ಯವಸ್ಥಾಪಕರು, ಒತ್ತಡದ ಗ್ರಾಹಕರ ಸಂಪನ್ಮೂಲ ಪರಿಣಾಮಕಾರಿತ್ವ ಶಾಖೆ (40564), ಹುಬ್ಬಳ್ಳಿ
मुख्य प्रबंधक, तनावग्रस्त ग्राहक संपत्ति प्रशोधन शाखा (40564), हुबल्लि
Chief Manager, Stressed Assets Recovery Branch, Hubballi-58002

ANNEXURE-B

TERMS AND CONDITIONS OF SALE:

Property (Immovable Asset) will be sold on 30.10.2026 'AS IS WHERE IS', 'AS IS WHAT IS' AND 'WHATEVER THERE IS' Basis:

1	Name and address of the Borrower	Mr.Najirahmed Davalsab Kabanur S/o Davalsab Kabanur 28, Kambaragatti plot , Bankapur Road , MUNDGOD-581349, Dist : Uttarkannada Phone No.97417 72574
2	Name and address of Branch, the Secured Creditor	STATE BANK OF INDIA Ground Floor, Avani Emporio, Jayachamaraja Nagar, HUBBALLI – 580020. e-mail Id: sbi.40564@sbi.co.in
3	Name and address of the Guarantor	Mrs.Arifa Liyaqat Gorikhan W/o Mr.Najirahmed Davalsab Kabanur 28, Kambaragatti plot , Bankapur Road , MUNDGOD-581349, Dist : Uttarkannada Phone No. 97410 74780
4	Name and address of the Mortgagor/s	Mr.Najirahmed Davalsab Kabanur S/o Davalsab Kabanur 28, Kambaragatti plot , Bankapur Road , MUNDGOD-581349, Dist : Uttarkannada Phone No.97417 72574
5	<u>Tender No: SBI / SARB/SARF/21/2026-27</u> <u>Description of the immovable secured assets to be sold.</u> All that piece and parcel of the NA Property Residential Land with Building at Sy.No.5, Plot No.19 measuring 12 mtrs X 9 mtrs (01 gunta 01 anna) situated at Ward No.3, Kumbargatti Plot, TMC No.56/64, Eswathu Property ID 14-508-85, (Old No. 3-50-56), within limit of Sub Registrar Mundgod standing in the name of Mr.Najirahmed Davalsab Kabanur S/o Davalsab Kabanur which is bounded by: East: Plot No. 20, West: Road, North:Plot No. 13 South: Road. (Sale Deed : SRS-1-01260-2005-06, C.D.No: SRSD10, dtd.,18.11.2005) (MOTD : MUG-1-00665-2013-14 ,C.D.No:MUGD17, dated 05.02.2014) (MOTD : MUG-1-00967-2014-15, C.D.No:MUGD20, dated 29.01.2015) (MOTD : MUG-1-00653-2019-20 ,C.D.No:MUGD220, dated 28.10.2019) (MOTD : MUG-1-00762-2019-20 ,C.D.No:MUGD256, dated 23.12.2019) (MOTD : MUG-1-01115-2022-23 ,C.D.No:MUGD905, dated 11.01.2023)	
6	Details of the encumbrances known to the secured creditor.	Mortgaged to STATE BANK OF INDIA



7	The secured debt for recovery of which the property is to be sold	Rs. 60,08,294/- (Rupees Sixty Lacs Eight Thousand Two Hundred and Ninety Four Only) as on 18.09.2026 plus with interest, incidental expenses, charges, costs etc.
8	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be deposited Last Date and Time within which EMD to be remitted:	Rs. 52,64,000/- Bidders own Wallet registered with Ms PSB Alliance Pvt. Ltd on its e-auction site https://baanknet.com by means of NEFT / RTGS Date: 29.10.2026 Time Upto : 4:00 A.M
9	Deposit of earnest money	EMD : Rs. 5,26,400/- being the 10% of Reserve Price to be remitted through NEFT / RTGS in their own Wallet provided by Ms PSB Alliance Pvt. Ltd on its e-commerce site https://baanknet.com
10	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. 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.
11	Time and place of public e-Auction or time after which sale by any other mode shall be completed.	Date: 30.10.2026 ONLINE From 11.00 A.M to 04.00 P.M, with unlimited extension of ten minutes for each bid, if the bid continues, till the sale is concluded.
12	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	Ms PSB Alliance Pvt. Ltd at the web portal https://baanknet.com

13	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) (iii) Bid currency & unit of measurement	Rs. 50,000/- Unlimited extensions of 10 minutes each Indian Rupees
14	Date and 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	28.10.2026 between 11.00 A.M. to 5.00 P.M. with prior appointment Sri. Ashok Naregal Contact No. 94486 09287 MRATHUNJAYA INVESTIGATORS - HUBBALLI
15	Other conditions	(a) The Bidders should get themselves registered on https://baanknet.com by providing requisite KYC documents and registration fee as per the practice followed by M/s PSB Alliance Pvt 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. at 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 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. (e) During e-Auction, if no bid is received within the specified time, Bank 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 Ms PSB Alliance Pvt. Ltd Limited. The bidder has to place a request with Ms PSB Alliance Pvt. Ltd 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, 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
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	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 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 1A 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 fully payment of 99% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price. (s) 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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PLACE : HUBBALLI
DATE : 18.09.2026

STATE BANK OF INDIA
स्टेट बैंक
FOR STATE BANK OF INDIA
Jayanthi A
मुख्य प्रबंधक, तनावग्रस्त आस्ति वसुली शाखा (40564), हुबल्ली
Chief Manager, Stressed Assets Recovery Branch (40564), Hubballi-580020
AUTHORIZED OFFICER