

**REGD A.D.**



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

Phone: 080- 25943678, 25943663 Email: [sbi.05173@sbi.co.in](mailto:sbi.05173@sbi.co.in)

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

To,

1) Mr. Abinash Mohapatra S/o Mr. Ajay Kumar Mohapatra,

Residing at:

Plot No. 10, Balamurugan Nagar, 3<sup>rd</sup> Street, Velachery Vijaynagar Bus Stand, Chennai 600042.

Also at

- i) 76/984, Kolathia, At/Post Aiginia, Khandagiri, Bhubaneswar, Khurda, Odisha 751 030.
- ii) EMP. No. 63210, Infrasoftware Technologies Limited, 1<sup>st</sup> Floor, No. 173, Block-A, Teccipak Rajiv Gandhi Salai, Sholingnallur, Chennai 600119.
- iii) 402, Indian Bank Quarters Road 37, Plot 11, Wadai A(W), Mumbai 400031.
- iv) Brigade NorthRidge Apartment, No. 0331, Block-F, 3<sup>rd</sup> Floor, Building-2, Kogilu Village, Yelahanka Hobli, Bangalore 560064.

2) Mrs. Shiny Panigrahi W/o Mr. Abinash Mohapatra

Residing at:

Plot No. 10, Balamurugan Nagar, 3<sup>rd</sup> Street, Velachery Vijaynagar Bus Stand, Chennai 600042.

Also at

- i) LIG-214, Brit Colony, Nayapalli, Bhubaneswar, Khurda, Odisha 751012.
- ii) Emp Id. 102165, HLL lifecare Limited., No. 185, Plot-1, Lingavel Tower, 100 ft Bypass Road, Velachery, Chennai 600042.
- iii) 402, Indian Bank Quarters Road 37, Plot 11, Wadai A(W), Mumbai 400031.
- iv) Brigade NorthRidge Apartment, No. 0331, Block-F, 3<sup>rd</sup> Floor, Building-2, Kogilu Village, Yelahanka Hobli, Bangalore 560064.

Ref No.SBI/SARB/2026-27/

Date: 01.10.2026

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: MR. ABINASH MOHATARA AND MRS. SHINY PANIGRAHI. A/c No. 35146599632**

Whereas, the Authorised Officer of the State Bank of India, had taken actual Physical possession of the below mentioned property on **09.09.2026** 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. 66,55,916 /-(Rupees Sixty Six Lakh Fifty Five Thousand Nine Hundred**



**Sixteen 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 **07.11.2026** 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](http://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<br>(Immovable properties)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Reserve Price<br>(Rs in lakh) |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| 1       | <p><b>LARGER PROPERTY:</b><br/>(Description of entire Property)</p> <p><b>ITEM No. 1</b></p> <p>All that Property available within the four boundaries detailed below and measuring 4 Acres 12 Guntas in Sy. No. 108/2 including 8 Guntas of unconverted kharab land situated in Kogilu Village, Yelahanka Hobli, Bangalore North Taluk, duly converted for non-agricultural industrial purposes vide order of the Special Deputy Commissioner, Bangalore District, Bangalore, bearing No.B.DIS.ALN.SR311/1981-82 dated 31/12/1981 and bounded by:</p> <p>East : Remaining portion of Sy.No. 108/2 of land retained by Sellers;<br/>West : Remaining portion of Sy. No. 108 belonging to Sri.V.Krishnappa;<br/>North: 80 Feet Road; and<br/>South : Property bearing Sy.No.94 of Thirumanahalli Village.</p> <p><b>ITEM No. 2</b></p> <p>All that Property available within the four boundaries detailed below and measuring 3 Acres 3 Guntas in Sy No. 94 situated in Thirumanahalli Village, Yelahanka Hobli, Bangalore North Taluk, duly converted for non-agricultural residential purposes vide order of the Special Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN: (NAY) SR61/2010-11 dated 23/08/2011 and bounded by:</p> <p>East: Property bearing Sy. No.95;<br/>West: Village Boundary;<br/>North: Property bearing Sy.No. 108 of Kogilu Village;<br/>South: Property bearing Sy.No.93.</p> | Rs. 124.00                    |

### **SCHEDULE 'A' PROPERTY**

All that Property available within the four boundaries detailed below presently bearing BBMP Municipal No. 192/108/2 in Sy.No. 108/2 of Kogilu Village & Sy.No.94 of Thirumanahalli Village, measuring 6 Acres 25.97 Guntas situated in Kogilu Village, Yelahanka Hobli, Bangalore North Taluk and bounded by:

East : Remaining portion of Sy.No. 108/2 of land retained by Sellers and Property bearing Sy.No.95;

West : Remaining portion of Sy.No. 108 belonging to Sri. V.Krishnappa and Village Boundary;

North: 80 Feet Road; and

South: Property bearing Sy.No.93 of Thirumanahalli Village.

### **SCHEDULE 'B' PROPERTY**

(UNDIVIDED INTEREST HEREBY CONVEYED)

439.22 Sq. Ft., Undivided share, right, title, interest and ownership in the land in Schedule 'A' Property (after deducting area relinquished to Bangalore Development Authority).

### **SCHEDULE 'C' PROPERTY**

(DESCRIPTION OF APARTMENT)

All that Residential Apartment bearing No. F-0331 on Third Floor (4th Floor as per Sanction Plan) of Block-F in Building-2 of 'BRIGADE NORTHRIDGE', built in Schedule 'A' Property and measuring 1032 Sq. Ft., of built up area and 258 Sq. Ft., of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use and totally measuring 1290 Sq. Ft., of Super built up/saleable area approximately with One Covered Car Parking Space in the Lower/Upper Basement level/Ground Level and the apartment is bounded by:

East: Apartment No.F-0330 in the Floor of Block-F in Building-2 of 'BRIGADE NORTHRIDGE',

West: Apartment No.F-0332 in the Floor of Block-F in Building-2 of 'BRIGADE NORTHRIDGE',

North: Lift Lobby in the Floor of Block-F in Building-2 of 'BRIGADE NORTHRIDGE',

South: Open towards Open Space in Block-F in Building-2 of 'BRIGADE NORTHRIDGE'.

Yours faithfully,

For State Bank of India

Authorised Officer & Chief Manager / मुख्य अधिकारी  
Srinagar, Jammu & Kashmir / श्रीनगर, जम्मू और कश्मीर  
Bengaluru-02



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

**Authorised Officer's Details:****Name:** Sri. Govinda L Ballal**Chief Manager**

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

Mobile No: 9449086490

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 07.11.2026****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 **07.11.2026** for recovery of **Rs. 66,55,916 /-(Rupees Sixty Six Lakh Fifty Five Thousand Nine Hundred Sixteen 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: Mr. Abinash Mohapatra and Mrs. Shiny Panigrahi.** (A/c Nos. 35146599632)

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<br>(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 |
|--------------------------------------------------------------|-----------------------------|----------------------|---------------------------------------------------|----------------------------------------------------------|
| <b>Rs. 1,24,00,000</b>                                       | <b>Rs 12,40,000/-</b>       | <b>Rs 1,00,000/-</b> | <b>07.11.2026<br/>11:00 a.m. to<br/>04.00 p.m</b> | <b>On or before<br/>07.11.2026<br/>up to 10.00 a.m.</b>  |



## **DESCRIPTION OF IMMOVABLE PROPERTY**

**Property ID: SBIN77463700254**

### **LARGER PROPERTY:** (Description of entire Property)

#### **ITEM No. 1**

All that Property available within the four boundaries detailed below and measuring 4 Acres 12 Guntas in Sy. No. 108/2 including 8 Guntas of unconverted kharab land situated in Kogilu Village, Yelahanka Hobli, Bangalore North Taluk, duly converted for non-agricultural industrial purposes vide order of the Special Deputy Commissioner, Bangalore District, Bangalore, bearing No.B.DIS.ALN.SR311/1981-82 dated 31/12/1981 and bounded by:

East : Remaining portion of Sy.No. 108/2 of land retained by Sellers;  
West : Remaining portion of Sy. No. 108 belonging to Sri.V.Krishnappa;  
North: 80 Feet Road; and  
South : Property bearing Sy.No.94 of Thirumanahalli Village.

#### **ITEM No. 2**

All that Property available within the four boundaries detailed below and measuring 3 Acres 3 Guntas in Sy No. 94 situated in Thirumanahalli Village, Yelahanka Hobli, Bangalore North Taluk, duly converted for non-agricultural residential purposes vide order of the Special Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN: (NAY) SR61/2010-11 dated 23/08/2011 and bounded by:

East: Property bearing Sy. No.95;  
West: Village Boundary;  
North: Property bearing Sy.No. 108 of Kogilu Village;  
South: Property bearing Sy.No.93.

### **SCHEDULE 'A' PROPERTY**

All that Property available within the four boundaries detailed below presently bearing BBMP Municipal No. 192/108/2 in Sy.No. 108/2 of Kogilu Village & Sy.No.94 of Thirumanahalli Village, measuring 6 Acres 25.97 Guntas situated in Kogilu Village, Yelahanka Hobli, Bangalore North Taluk and bounded by:

East : Remaining portion of Sy.No. 108/2 of land retained by Sellers and Property bearing Sy.No.95;  
West : Remaining portion of Sy.No. 108 belonging to Sri. V.Krishnappa and Village Boundary;  
North: 80 Feet Road; and  
South: Property bearing Sy.No.93 of Thirumanahalli Village.

### **SCHEDULE 'B' PROPERTY**

(UNDIVIDED INTEREST HEREBY CONVEYED)

439.22 Sq. Ft., Undivided share, right, title, interest and ownership in the land in Schedule 'A' Property (after deducting area relinquished to Bangalore Development Authority).



**SCHEDULE 'C' PROPERTY  
(DESCRIPTION OF APARTMENT)**

All that Residential Apartment bearing No. F-0331 on Third Floor (4th Floor as per Sanction Plan) of Block-F in Building-2 of 'BRIGADE NORTHRIDGE', built in Schedule 'A' Property and measuring 1032 Sq. Ft., of built up area and 258 Sq. Ft., of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use and totally measuring 1290 Sq. Ft., of Super built up/saleable area approximately with One Covered Car Parking Space in the Lower/Upper Basement level/Ground Level and the apartment is bounded by:

East: Apartment No.F-0330 in the Floor of Block-F in Building-2 of 'BRIGADE NORTHRIDGE',  
West: Apartment No.F-0332 in the Floor of Block-F in Building-2 of 'BRIGADE NORTHRIDGE',  
North: Lift Lobby in the Floor of Block-F in Building-2 of 'BRIGADE NORTHRIDGE',  
South: Open towards Open Space in Block-F in Building-2 of 'BRIGADE NORTHRIDGE'.

**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](http://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 09.09.2026. 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: 01.10.2026

For State Bank of India  
  
Authorised Officer  
Stressed Assets Recovery Branch, Bengaluru-L2

**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            | <p>1) Mr. Abinash Mohapatra S/o Mr. Ajay Kumar Mohapatra,<br/>Residing at:<br/>Plot No. 10, Balamurugan Nagar, 3<sup>rd</sup> Street, Velachery<br/>Vijaynagar Bus Stand, Chennai 600042.<br/>Also at</p> <ul style="list-style-type: none"> <li>i) 76/984, Kolathia, At/Post Aiginia, Khandagiri, Bhubaneswar, Khurda, Odisha 751 030.</li> <li>ii) EMP. No. 63210, Infracore Technologies Limited, 1<sup>st</sup> Floor, No. 173, Block-A, Teccipak Rajiv Gandhi Salai, Sholinganallur, Chennai 600119.</li> <li>iii) 402, Indian Bank Quarters Road 37, Plot 11, Wadai A(W), Mumbai 400031.</li> <li>iv) Brigade NorthRidge Apartment, No. 0331, Block-F, 3<sup>rd</sup> Floor, Building-2, Kogilu Village, Yelahanka Hobli, Bangalore 560064.</li> </ul> <p>2) Mrs. Shiny Panigrahi W/o Mr. Abinash Mohapatra<br/>Residing at:<br/>Plot No. 10, Balamurugan Nagar, 3<sup>rd</sup> Street, Velachery<br/>Vijaynagar Bus Stand, Chennai 600042.<br/>Also at</p> <ul style="list-style-type: none"> <li>i) LIG-214, Brit Colony, Nayapalli, Bhubaneswar, Khurda, Odisha 751012.</li> <li>ii) Emp Id. 102165, HLL lifecare Limited., No. 185, Plot-1, Lingavel Tower, 100 ft Bypass Road, Velachery, Chennai 600042.</li> <li>iii) 402, Indian Bank Quarters Road 37, Plot 11, Wadai A(W), Mumbai 400031.</li> <li>iv) Brigade NorthRidge Apartment, No. 0331, Block-F, 3<sup>rd</sup> Floor, Building-2, Kogilu Village, Yelahanka Hobli, Bangalore 560064.</li> </ul> |
| 2 | Name & Address of the Guarantor/Mortgagor | <p>1) Mr. Abinash Mohapatra S/o Mr. Ajay Kumar Mohapatra,<br/>Residing at:<br/>Plot No. 10, Balamurugan Nagar, 3<sup>rd</sup> Street, Velachery<br/>Vijaynagar Bus Stand, Chennai 600042.<br/>Also at</p> <ul style="list-style-type: none"> <li>i) 76/984, Kolathia, At/Post Aiginia, Khandagiri, Bhubaneswar, Khurda, Odisha 751 030.</li> <li>ii) EMP. No. 63210, Infracore Technologies Limited,</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|   |                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|---|---------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                         | <p>1<sup>st</sup> Floor, No. 173, Block-A, Teccipak Rajiv Gandhi Salai, Sholinganallur, Chennai 600119.</p> <p>iii) 402, Indian Bank Quarters Road 37, Plot 11, Wadai A(W), Mumbai 400031.</p> <p>iv) Brigade NorthRidge Apartment, No. 0331, Block-F, 3<sup>rd</sup> Floor, Building-2, Kogilu Village, Yelahanka Hobli, Bangalore 560064.</p> <p>2) Mrs. Shiny Panigrahi W/o Mr. Abinash Mohapatra Residing at:<br/>Plot No. 10, Balamurugan Nagar, 3<sup>rd</sup> Street, Velachery Vijaynagar Bus Stand, Chennai 600042.</p> <p>Also at</p> <p>i) LIG-214, Brit Colony, Nayapalli, Bhubaneshwar, Khurda, Odisha 751012.</p> <p>ii) Emp Id. 102165, HLL lifecare Limited., No. 185, Plot-1, Lingavel Tower, 100 ft Bypass Road, Velachery, Chennai 600042.</p> <p>iii) 402, Indian Bank Quarters Road 37, Plot 11, Wadai A(W), Mumbai 400031.</p> <p>iv) Brigade NorthRidge Apartment, No. 0331, Block-F, 3<sup>rd</sup> Floor, Building-2, Kogilu Village, Yelahanka Hobli, Bangalore 560064.</p> |
| 3 | Name and address of Branch, the secured creditor        | STATE BANK OF INDIA,<br>Stressed Assets Recovery Branch<br>#11/90, 3 <sup>rd</sup> Floor, Opp: Trust Well Hospital,<br>J C Road, Bengaluru – 560002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 4 | Description of the immovable secured assets to be sold. | <p><b>LARGER PROPERTY:</b><br/>(Description of entire Property)</p> <p><b>ITEM No. 1</b></p> <p>All that Property available within the four boundaries detailed below and measuring 4 Acres 12 Guntas in Sy. No. 108/2 including 8 Guntas of unconverted kharab land situated in Kogilu Village, Yelahanka Hobli, Bangalore North Taluk, duly converted for non-agricultural industrial purposes vide order of the Special Deputy Commissioner, Bangalore District, Bangalore, bearing No.B.DIS.ALN.SR311/1981-82 dated 31/12/1981 and bounded by:</p> <p>East : Remaining portion of Sy.No. 108/2 of land retained by Sellers;</p> <p>West : Remaining portion of Sy. No. 108 belonging to Sri.V.Krishnappa;</p> <p>North: 80 Feet Road; and</p> <p>South : Property bearing Sy.No.94 of Thirumanahalli Village.</p>                                                                                                                                                                                 |



**ITEM No. 2**

All that Property available within the four boundaries detailed below and measuring 3 Acres 3 Guntas in Sy No. 94 situated in Thirumanahalli Village, Yelahanka Hobli, Bangalore North Taluk, duly converted for non-agricultural residential purposes vide order o f the Special Deputy Commissioner, Bangalore District, Bangalore, bearing No.ALN: (NAY) SR61/2010-11 dated 23/08/2011 and bounded by:

East: Property bearing Sy. No.95;

West: Village Boundary;

North: Property bearing Sy.No. 108 of Kogilu Village;

South: Property bearing Sy.No.93.

**SCHEDULE 'A' PROPERTY**

All that Property available within the four boundaries detailed below presently bearing BBMP Municipal No. 192/108/2 in Sy.No. 108/2 of Kogilu Village & Sy.No.94 o f Thirumanahalli Village, measuring 6 Acres 25.97 Guntas situated in Kogilu Village, Yelahanka Hobli, Bangalore North Taluk and bounded by:

East : Remaining portion o f Sy.No. 108/2 o f land retained b y Sellers and Property bearing Sy.No.95;

West : Remaining portion o f Sy.No. 108 belonging to Sri. V.Krishnappa and Village Boundary;

North: 80 Feet Road; and

South: Property bearing Sy.No.93 of Thirumanahalli Village.

**SCHEDULE 'B' PROPERTY**

(UNDIVIDED INTEREST HEREBY CONVEYED)

439.22 Sq. Ft., Undivided share, right, title, interest and ownership in the land in Schedule 'A' Property (after deducting area relinquished t o Bangalore Development Authority).

**SCHEDULE 'C' PROPERTY**

(DESCRIPTION OF APARTMENT)

All that Residential Apartment bearing No. F-0331 on Third Floor (4th Floor as per Sanction Plan) of Block-F in Building-2 of 'BRIGADE NORTHRIDGE', built in Schedule 'A' Property and measuring 1032 Sq. Ft., of built up area and 258 Sq. Ft., of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use and totally measuring 1290 Sq. Ft., of Super built up/saleable area approximately with One Covered Car Parking Space in the Lower/Upper Basement level/Ground Level and the apartment is bounded by:

East: Apartment No.F-0330 in the Floor of Block-F in Building-2 of 'BRIGADE NORTHRIDGE',

|   |                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   |                                                                                                                                                            | West: Apartment No.F-0332 in the Floor of Block-F in Building-2 of 'BRIGADE NORTHRIDGE',<br>North: Lift Lobby in the Floor of Block-F in Building-2 of 'BRIGADE NORTHRIDGE',<br>South: Open towards Open Space in Block-F in Building-2 of 'BRIGADE NORTHRIDGE'.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5 | Details of encumbrances known to the secured creditor                                                                                                      | <b>Nil</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 6 | The secured debt for recovery of which the property is to be sold                                                                                          | <b>Rs. 66,55,916 /-(Rupees Sixty Six Lakh Fifty Five Thousand Nine Hundred Sixteen Only) as on 30.09.2026</b> and further interest from 01.10.2026 at contractual rate with incidental expenses, costs, charges etc                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 7 | Deposit of Earnest money                                                                                                                                   | <b>EMD: Rs. 12,40,000/-being the 10% of Reserve price</b> 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 <a href="https://baanknet.com">https://baanknet.com</a> by means of RTGS/NEFT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 8 | Reserve price of the immovable secured asset<br><br>Account / Wallet in which EMD to be remitted<br><br>Last date and time within which EMD to be remitted | <b>Rs 1,24,00,000/-(Rupees One Crore Twenty Four Lakh only)</b><br><br>Bidders own wallet Registered with M/s. PSB Alliance Pvt Ltd on its e-auction site<br><a href="https://baanknet.com/eauction-psb/bidder-registrstionby">https://baanknet.com/eauction-psb/bidder-registrstionby</a> means of RTGS/NEFT.<br><b>Date: 07.11.2026 Time: up to 10.00 am</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 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.<br><br>This amount should be paid through EFT/NEFT/RTGS/Demand Draft/Bankers Cheque or in any mode of remittance in favour " <b>SBI-SARB-Parking Account</b> ", to the credit of <b>A/c No.40252992555</b> with State Bank of India, J C Road, Bengaluru 560002, <b>Branch Code: 20202, IFSC Code: SBIN0020202</b><br><br>The Balance 75% of the sale price is payable on or before the 15 <sup>th</sup> 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                                                                                                                                            | <b>Date: 07.11.2026</b> Online e-Auction from <b>11:00 a.m. to 4:00 p.m.</b> 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.<br><br>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 <a href="https://baanknet.com">https://baanknet.com</a>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 12 | a) Bid increment amount<br><br>b) Auto extension----- time<br>c) Bid currency and unit of measurement                                                                                                                                     | <b>Rs. 1,00,000/- (Rupees One Lakh Only)</b><br><br><b>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.</b><br><b>INR</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 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 06.11.2026 between 11:00 a.m. and 5:00 p.m. on any day with prior appointment.<br><br>Authorised Officer: <b>Mr. Govinda L Balal</b><br>e-mail Id: <a href="mailto:sbi.05173@sbi.co.in">sbi.05173@sbi.co.in</a> Mobile No. 9449086490<br><b>Bank's Approved Resolution Agent Mr. ManoharV Mob No: 7353931866</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 14 | Other conditions                                                                                                                                                                                                                          | The Bidders should get themselves registered on M/sPSB Alliance Pvt Ltd at <a href="https://baanknet.com/eauction-psb/bidder-registrstion">https://baanknet.com/eauction-psb/bidder-registrstion</a><br><br>(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).<br><br>(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 account.
- (d) 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.
- (e) The successful bidder shall be required to submit the final price quoted during the e-Auction as per the annexure after the completion of the e-Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of e-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) 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.

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|  | <ul style="list-style-type: none"><li>(h) 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.</li><li>(i) The bidders are required to submit acceptance of the terms &amp; conditions and modalities of e-Auction adopted by the service provider, before participating in the e-Auction.</li><li>(j) 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.</li><li>(k) Decision of the Authorised Officer regarding declaration of successful bidder shall be final and binding on all the bidders. 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.</li><li>(l) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.</li><li>(m) 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.</li><li>(n) 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 for refund of the same back to his/her bank account. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any).</li><li>(o) 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.</li><li>(p) In case of forfeiture of the amount deposited by the defaulting bidder, he/she shall neither have claim on</li></ul> |
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the property nor on any part of the sum for which may it be subsequently sold.

- (q) 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. **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.**
- (r) 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.
- (s) 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 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.

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|    |                                                                                    | (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-                                                                                                                                                                                                                                                                |

ಪ್ರಾಧಿಕಾರಿತ ಹೊರಹಿಡಿಯುವ ಅಧಿಕಾರಿ  
For State Bank of India



Authorised Officer & Chief Manager,  
State Bank of India,  
Stressed Assets Recovery Branch, Bengaluru-62  
Bengaluru.

Place: Bengaluru  
Date: 01.10.2026