SBI State Bank of India	
Authorised Officer's Details: Name: Mr. Raghunandan K S/o Shyamasundar K E-mail ID: sbi.04209@sbi.co.in Mobile No: 9148103793	Stressed Asset Management Branch, 2nd Floor, Office Complex Building LHO Campus, # 65, St Mark's Road BENGALURU – 560001 E- mail id sbi.04209@sbi.co.in

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 Securitization 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 Symbolic Possession of which has been taken by the Authorized 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 **10.12.2026** for recovery **Rs.7,40,57,761/- (Rupees Seven Crores Forty Lakhs Fifty Seven Thousand Seven Hundred Sixty one) as on 03.11.2026** and further interest at contractual rate with incidental expenses, costs, charges etc., due to State Bank of India, Secured creditor from 1. M/s Prabhanjan Industries Pvt Ltd., C/o Sri. Govind V Melagiri, No.649, Shridhar Traders, Bus Stand Road, Bankapur – 581 202. Taluk: Shiggaon & District: Haveri & also at Bommanahalli Compound, Sharif Nagar, Bankapur – 581 202 Taluk: Shiggaon & District: Haveri and Guarantor's 1. Smt. Radhika R Melagiri W/o Raghavendra Melagiri, 2. Smt. Mamatha Davanam W/o P. V. Subbaiah, 3. Smt. Navita Modi W/o Hemant Modi (Guarantor's Cum Mortgagor), 4. Smt. Mumtaj K Bommanahalli W/o Khadargouse 5. Shri. Raghavendra Melagiri S/o Krishnamurthi Melagiri, 6. Shri. Hemant Kumar Modi S/o Srinarayan Modi (Guarantor's Cum Mortgagor)

1. The Reserve Price, earnest money deposit 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. 29,00,000/-**	**Rs.2,90,000/-**	**10.12.2026**	10.12.2026	**Rs.1,00,000/-**
2.	**Rs. 35,00,000/-**	**Rs.3,50,000/-**	10.12.2026	10.12.2026	**Rs.1,00,000/-**

SBI 4209 SAM Branch St. Marks Road Bangalore-01

Tender No: SBI / SAMB/SARF/01/2026-27

Description of the Immovable Property

Title deed holder/s: 1. Smt. Navita S Modi W/o Hemant Kumar Modi R/o Hubballi.

SCHEDULE"A"PROPERTY

All that piece and parcel of land CTS Ward No III, CTS No. 144, measuring 2541 sq yards and CTS No. 145, measuring 1572 sq yards (Old CTS No 144A, 144B, 144C, 144D, 144E, and CTS No 145A, 145B, 145C, 145D) of "Tirumala Trade Centre" Constructed, comprised in Neeligin Road Hubli, The total boundary is as under.

East : Road
West : CTSNo 136/E
North : CTS 151/Band 146/B
South : CTS No 136/F, 136/G, 136/H, 142A/1, 142/A2, 142/Bl, 142/C/l, 143/1

SCHEDULE"B"PROPERTY

All that piece and parcel of undivided share, right title and interest 0.192% in the land bearing CTS Ward III, CTS No. 144, measuring 2541 sq yards and CTS No. 145, measuring 1572 sq yards along with Commercial shop/office premises Shop No. 39 measuring 240-0 sq feet built up area in THIRD FLOOR including Shutters of "Tirumala Trade Centre", Neeligin Road, Hubli in the name of Smt. Navita W/o Sri. Hemant Modi Vide Sale Deed No.H3L-I-04369/2015-16 and CD No. HBLD313 Dated. 20-11-2015

Reserve Price: Rs. 29,00,000.00

Title deed holder/s: 2. Sri. Hemant Kumar Modi S/o Srinarayan Modi R/o Hubballi

SCHEDULE"A"PROPERTY

All that piece and parcel of land CIS Ward No III , CTS No. 144, measuring 2541 sq yards and CTS No. 145, measuring 1572 sq yards (Old CTS No 144A, 144B, 144C, 144D, 144E, and CTS No 145A, 145B, 145C, 145D) of "Tirumala Trade Centre" Constructed, comprised in Neeligin Road Hubli, The total boundary is as under.

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North : CTS 151/Band 146/B
South : CTS No 136/F, 136/G, 136/H, 142A/1, 142/A2, 142/Bl, 142/C/l, 143/1

SCHEDULE"B"PROPERTY

All that piece and parcel of undivided share, right title and interest 0.192% in the land bearing CTS Ward III, CTS No. 144, measuring 2541 sq yards and CTS No. 145 , measuring 1572 sq yards along with Commercial shop/office premises Shop No. 40 measuring 240-0 sq feet built up area in THIRD FLOOR including Shutters of "Tirumala Trade Centre", Neeligin Road, Hubli in the name of Sri. Hemant S/o Srinarayan Modi Vide Sale Deed No.HBL-1-04368/2015-16.and CD No. HBLD313 Dated. 20-11-2015

Reserve Price: Rs. 35,00,000.00

To the best of knowledge of the Authorized Officer, there is 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 : BENGALURU

STATE BANK OF INDIA

For STATE BANK OF INDIA

Asst. Gen. Manager & Authorised Officer
Stressed Assets Management Branch
St. Marks Road, BENGALURU-560 001

DATE : 04.11.2026

AUTHORIZED OFFICER