STATE BANK OF INDIA
Stressed Assets Recovery Branch
No.11/90, 3rd Floor,
Opp. Trust Well Hospital,
J C Road, Bengaluru - 560002.
Phone: 080- 25943678, 25943663
Email: sbi.05173@sbi.co.in

'REGISTERED A.D'

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

To,

Sri.Mohammed Afzal
S/o Sri.Mohammed Noorulla,
No.59, 59th B Cross Road,
4th N Block, Rajajinagar,
Bengaluru – 560010.

No.SBI/SARB/HL/2026-27/ **Date: 04.08.2026**

Dear Sir,

SUB: SALE NOTICE OF FIFTEEN DAYS FOR SALE UNDER RULE 8(6) READ WITH PROVISION TO RULE 9 (1) OF THE SECURITY INTEREST (ENFORCEMENT) RULE 2002 (HEREIN AFTER CALLED THE RULES)
BORROWER: SRI.MOHAMMED AFZAL S/O SRI.MOHAMMED NOORULLA
A/C NO. HL 42726212056

Whereas, the Authorized Officer of the State Bank of India, had taken physical possession of the below mentioned property on 03.09.2025 under the provisions of Sec. 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after called the Act), which has been charged as security by you towards your liability to the Bank amounting to Rs.32,75,096 (Rupees Thirty Two Lacs Seventy Five Thousand Ninety Six Only) as on 03.08.2026 and further interest at contractual rate from 04.08.2026 with incidental expenses, costs, charges etc.

Whereas you have failed to satisfy your liability 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 Authorized Officer of State Bank of India, in exercise of the powers conferred under the Act and the said Rules, issued this notice under Rule 8(6) [Immovables] 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.

Please take notice that the secured assets charged/mortgaged to the Bank more fully described in the schedule hereunder shall be sold by public e-Auction to be held on **31.08.2026** through PSB Alliance Pvt Limited https://baanknet.com. For further details, please refer to the notice to be published in the newspapers and at websites via, PSB Alliance Pvt Limited **https://baanknet.com.**

A copy of the e-auction notices 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 above-mentioned websites are also attached herewith as Annexure – B.

SECURED INTEREST

Sl. No	Description of the property (Immovable asset)	Reserve Price (Rs)
1.	**TENDER NO: SBI/VR/2026-27/147** **PROPERTY ID: SBIN200009917026** **Name of Title Deed Holder: Sri.Mohammed Afzal S/o Sri.Mohammed Noorulla** **SCHEDULE A PROPERTY** All that piece and parcel of Property bearing converted Survey No.100/2, Old Survey No.100, present BBMP Katha No.21, situated at Hormavu Agara Village, K.R.Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, presently within the administrative jurisdiction of BBMP, {Converted for non-agricultural residential purposes, vide Conversion Order No.ALN(E)SR(KH)64/2011-12 dated 23.08.2011, issued by the Special Deputy Commissioner, Bangalore}, totally measuring 23 ½ Gunats, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on: East by : Road & Sy No.95 belonged to Pillashetty West by : Road & Sy No.99 belonged to Nanjundappa North by : Sy No.101 belonged to Muniswamappa South by : Road and remaining portion of same Sy No.100/1 (Old Sy No.100) **SCHEDULE B PROPERTY** 486 Sq.feet undivided right, title and interest in the immovable property mentioned in Schedule A above. **SCHEDULE C PROPERTY** Flat bearing No.410, in the Fourth Floor, measuring about 1585 Sq. Feet super built up area, containing Three Bedrooms, together with RCC Roofing, Vitrified Flooring together with One covered car parking space, including proportionate share in common areas such as passages, lobbies, staircase etc, in the multi-storeyed residential building known as **"TRANQUIL GREEN"** constructed over Schedule A Property, standing in the name of Sri.Mohammed Afzal S/o Sri.Mohammed Noorulla represented by his GPA holder Sri.Mohammed Noorulla S/o Sri.Mohammed Khasim.	**67.50 Lakh**

TERMS AND CONDITIONS OF E-AUCTION IS AS UNDER:

E-Auction is being held on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis and will be conducted "Online". The auction will be conducted through the web portal of PSB Alliance i.e., Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available in **https://baanknet.com and www.sbi.co.in**.

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 03.09.2025**. 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.

For detailed terms and conditions of the sale, please refer to the link provided in **https://baanknet.com** and www.sbi.co.in.

Yours Faithfully,

कृते भारतीय स्टेट बैंक
For **State Bank of India**

Authorised Officer & Chief Manager / मुख्य प्रबंधक
Stressed Assets Recovery Branch. Bengaluru-02

Authorised Officer & Chief Manager

ANNEXURE - A

STATE BANK OF INDIA	
Authorised Officer's Details: Name: Sri. Govind L Ballal E-mail ID: sbi.05173@sbi.co.in Mobile No: 9449086490 Landline No.(office): 080-25943663	**STRESSED ASSETS RECOVERY BRANCH** #11/90,3rd Floor, Opp: Trust Well Hospital, J. C. Road, Bengaluru – 560002 Ph No: 080 25943663, Fax: 080 25943664 E-mail – sbi.05173@sbi.co.in

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 the Borrower/Mortgager in particular that the below described immovable property mortgaged to the Secured Creditor, State Bank of India, the Physical Possession of which has been taken by the Authorised Officer of the Bank, will be sold on "AS IS WHERE IS", "AS IS WHAT IS" and "WHATEVER THERE IS" basis on **31.08.2026** for recovery of Rs.32,75,096 (Rupees Thirty Two Lacs Seventy Five Thousand Ninety Six Only) as on 03.08.2026 and further interest at contractual rate from 04.08.2026 with incidental expenses, costs, charges etc. due to the State Bank of India, Stressed Assets Recovery Branch, Bengaluru from the Borrower Sri.Mohammed Afzal S/o Sri.Mohammed Noorulla.

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:

Reserve Price (Below which the property will not be sold)	Earnest Money Deposit (EMD)	Bid Increment Amount	Date &Time of e-Auction of property	Last date for submission of EMD along with KYC documents
Rs.67,50,000/-	Rs.6,75,000/-	Rs.50,000/-	31.08.2026 11:00 A.M to 4:00 P.M	On or before 30.08.2026 up to 04.00 P.M

DESCRIPTION OF THE PROPERTY

TENDER NO: SBI/VR/2026-27/147

PROPERTY ID: SBIN200009917026

SCHEDULE A PROPERTY

All that piece and parcel of Property bearing converted Survey No.100/2, Old Survey No.100, present BBMP Katha No.21, situated at Hormavu Agara Village, K.R.Puram Hobli, earlier

Bangalore South Taluk, presently Bangalore East Taluk, presently within the administrative jurisdiction of BBMP, {Converted for non-agricultural residential purposes, vide Conversion Order No.ALN(E)SR(KH)64/2011-12 dated 23.08.2011, issued by the Special Deputy Commissioner, Bangalore}, totally measuring 23 ½ Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on:

East by : Road & Sy No.95 belonged to Pillashetty
West by : Road & Sy No.99 belonged to Nanjundappa
North by : Sy No.101 belonged to Muniswamappa
South by : Road and remaining portion of same Sy No.100/1 (Old Sy No.100)

SCHEDULE B PROPERTY

486 Sq.feet undivided right, title and interest in the immovable property mentioned in Schedule A above.

SCHEDULE C PROPERTY

Flat bearing No.410, in the Fourth Floor, measuring about 1585 Sq.feet super built up area, containing Three Bedrooms, together with RCC Roofing, Vitrified Flooring together with One covered car parking space, including proportionate share in common areas such as passages, lobbies, staircase etc, in the multistoried residential building known as "TRANQUIL GREEN" constructed over Schedule A Property, standing in the name of Sri.Mohammed Afzal S/o Sri.Mohammed Noorulla represented by his GPA holder Sri.Mohammed Noorulla S/o Sri.Mohammed Khasim.

FIFTEEN DAYS SALE NOTICE UNDER "SARFAESI" ACT, 2002

The Borrower/Mortgagor is hereby noticed to pay the sum mentioned above within 15 days from the date of publication of this notice failing which the Bank shall sell the property 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, Stressed Assets Recovery Branch, J.C Road, Bengaluru ie., http://www.baanknet.com

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, M/s Sri Devi Resolutions Pvt. Ltd, Bangalore Representative: Sri. Chayapathy, Cell No.9901902500.

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

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For State Bank of India

Authorised Officer & Chief Manager / मुख्य प्रबंधक
Stressed Assets Recovery Branch, Bengaluru-02

Date: 04.08.2026
Place: Bengaluru

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

ANNEXURE-B

TERMS AND CONDITIONS OF SALE:

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

1	Name and address of the Borrowers	Sri.Mohammed Afzal S/o Sri.Mohammed Noorulla, No.59, 59th B Cross Road, 4th N Block, Rajajinagar, Bengaluru – 560010.
2	Name and address of the Mortgagor	Sri.Mohammed Afzal S/o Sri.Mohammed Noorulla, No.59, 59th B Cross Road, 4th N Block, Rajajinagar, Bengaluru – 560010.
3	Name and address of Branch, the Secured Creditor	STATE BANK OF INDIA, Stressed Assets Recovery Branch #11/90,3rd Floor, Opp Trust Well Hospital, J C Road, Bengaluru – 560002
4	Description of the immovable secured assets to be sold.	**TENDER NO: SBI/VR/2026-27/147** **PROPERTY ID: SBIN200009917026** **Name of the Title Deed Holder: Sri.Mohammed Afzal S/o Sri.Mohammed Noorulla** **SCHEDULE A PROPERTY** All that piece and parcel of Property bearing converted Survey No.100/2, Old Survey No.100, present BBMP Katha No.21, situated at Hormavu Agara Village, K.R.Puram Hobli, earlier Bangalore South Taluk, presently Bangalore East Taluk, presently within the administrative jurisdiction of BBMP. {Converted for non-agricultural residential purposes, vide Conversion Order No.ALN(E)SR(KH)64/2011-12 dated 23.08.2011, issued by the Special Deputy Commissioner, Bangalore}, totally measuring 23 ½ Guntas, with all rights, appurtenances whatsoever hereunder or underneath or above the surface and bounded on: East by : Road & Sy No.95 belonged to Pillashetty West by : Road & Sy No.99 belonged to Nanjundappa North by : Sy No.101 belonged to Muniswamappa South by : Road and remaining portion of same Sy No.100/1 (Old Sy No.100) **SCHEDULE B PROPERTY** 486 Sq.feet undivided right, title and interest in the immovable property mentioned in Schedule A above. **SCHEDULE C PROPERTY** Flat bearing No.410, in the Fourth Floor, measuring about 1585 Sq.feet super built up area, containing Three Bedrooms, together with RCC Roofing, Vitrified Flooring together with One covered car parking space, including proportionate share in common

		areas such as passages, lobbies, staircase etc, in the multistoried residential building known as "TRANQUIL GREEN" constructed over Schedule A Property, standing in the name of Sri.Mohammed Afzal S/o Sri.Mohammed Noorulla represented by his GPA holder Sri.Mohammed Noorulla S/o Sri.Mohammed Khasim.
5	Details of the encumbrances known to the secured creditor.	Not Known as per available information.
6	The secured debt for recovery of which the property is to be sold	Rs.32,75,096 (Rupees Thirty Two Lacs Seventy Five Thousand Ninety Six Only) as on 03.08.2026 and further interest at contractual rate from 04.08.2026 with incidental expenses, costs, charges etc.
7	Deposit of earnest money	**Rs.6,75,000/-** (Rupees Six Lakh Seventy Five Thousand Only) **being the 10% of Reserve price** to be transferred/deposited by bidders in his/her/their own wallet provided by M/s PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT.
8	Reserve price of the immovable secured assets: Account / Wallet in which EMD to be remitted Last date and time within which EMD to be remitted	**Rs.67,50,000/- (Rupees Sixty-Seven Lakh Fifty Thousand Only)** Bidders own wallet Registered with M/s.PSB Alliance Pvt Ltd on its e-auction site https://baanknet.com by means of RTGS/NEFT. **Date: 30.08.2026** **Time: up to 04.00 PM**
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 Authorized 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. This amount should be paid through EFT/NEFT/ RTGS/ Demand Drafts / Bankers cheque or in any mode of remittance in favour of **"SBI SARB Parking Account"** to the credit of **A/c. No 40252992555** with State Bank of India, SARB, J.C.Road, Bengaluru – 560002. Branch Code: 20202 and IFSC Code: SBIN0020202
10	Time and place of public auction or time after which sale by any other mode shall be completed	**Date: 31.08.2026** **As detailed in Annexure A** **TENDER NO: SBI/VR/2026-27/147** **PROPERTY ID: SBIN200009917026** **From 11.00 a.m. to 4.00 p.m** with unlimited extension of ten minutes for each bid, if the bid 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 website of the service provider as mentioned above	M/s PSB Alliance Pvt Ltd at https://baanknet.com/eauction-psb/bidder-registration
12	(i)Bid increment amount: (ii)Auto extension: _____ times (unlimited) (iii) Bid currency & unit of measurement	**Rs.50,000/- (Rupees Fifty Thousand Only)** Unlimited extension of 10 minute each if a bid is placed before 10 minutes of the scheduled closing time of e-Auction and bidding continues thereafter. INR
13	Date and time during which inspection of the immovable secured asset to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with Mobile No.	Between 11.00 A.M and 4.00 P.M on any day before the date of auction with prior appointment. Authorised Officer: Sri.Govind L Ballal, Chief Manager, Mob: 9449086490 (or) Bank's Approved Resolution Agent, M/s Sri Devi Resolutions Pvt Ltd, Sri.Chayapathy, Mob: 9901902500
14	Other conditions	(a) The Bidders should get themselves registered on M/s PSB Alliance Pvt Ltd at https://baanknet.com/eauction-psb/bidder-registration 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 above website). (b) To the best of knowledge and information of the Authorised Officer, there is no encumbrance on the property except the above-mentioned dues to the Bank. However, the intending bidders should make their own independent enquiries regarding the encumbrances, title of property put on auction, approved /sanctioned plan from appropriate statutory authority and claims/rights/dues affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The Property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/rights/dues. **It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the Property before submission**

of the bid(s). It shall be deemed that the intending bidders have done their own due diligence before submitting the tender. No conditional bid will be accepted. The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained.

(c) The Intending bidder should transfer his EMD amount by means of challan generated on his bidder account maintained with M/s PSB Alliance Pvt Ltd., at https://baanknet.com/eauction-psb/bidder-registration 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.

(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.

(i) 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.

(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.

(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.

(l) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price.

(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.

(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 & any other charges (if any).

(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.

(p) In case of forfeiture of the amount deposited by the defaulting bidder, he/she shall neither have claim on 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.

(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 property has to be remitted to the Bank. The Sale Certificate for immovable property will be issued only on full payment of 99% of Sale Price and on submission of Form 26QB & Challan for having remitted the TDS of 1% of Sale Price. (w) The Certificate of Sale will be issued in the form given in Appendix V (for immovable property) of the Security Interest (Enforcement) (Amendment) Rules, 2002 in the name of the purchaser(s) / applicant (s) only and will not be issued in any other name(s). (x) Dues pertaining to tax arrears of Bangalore East Corporation, getting the E Khata done from Bangalore East Corporation, electricity charges, maintenance of the flat, water bill, if anything pending and other such charges shall be borne by the intending buyer. Bank is no way responsible for payment of said taxes, charges etc.

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For State Bank of India

Authorised Officer & Chief Manager / मुख्य प्रबंधक
Stressed Assets Recovery Branch, Bengaluru-02

Place: Bengaluru
Date: 04.08.2026

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