

Registered Office: 1st Lane, Shahupuri, Kolhapur-416001.

Branch Office : III Floor, Prestige Tower, 99 & 100, Residency Road Bangalore 560025.

E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE ASSET CHARGED TO THE BANK UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT, 2002 ("SARFAESI ACT") READ WITH RULE 8(6) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002 ("RULES")

Notice is hereby given to the public in general and in particular to the Borrower, Guarantor (s) and Mortgagor (s) that the below described immovable properties mortgaged/charged (collectively referred as "**Property**") to RBL Bank Ltd. ("**Secured Creditor/Bank**"), the physical possession of which has been taken by the Authorised Officer of the Bank under section 13(4) & section 14 of the SARFAESI Act read with the Rules, as detailed hereunder, will be sold on "**As is where is**", "**As is what is**", "**Whatever there is**" and "**Without Recourse Basis**" on **23.10.2026**, for recovery of the Bank's outstanding dues plus interest as detailed hereunder under Rules 8 and 9 of the Rules by inviting bids as per below e-auction schedule:

Brief Description of Parties, Outstanding dues and Property

S. No.	Name of the Borrower & Guarantor (s)	Details of Property)	Amount s er Demand Notice	Inspection Date and Time	Reserve Price	Date/ Time of e-Auction/ Bid Increase Amount	Last Date for Receipt of Bids along with documents	Name of Authorised Officer/ Phone No./ Email Id
			Date of Demand & Possession Notice under SARFAESI Act		EMD			
1	1. Mr. Nowfal Aged About 32 Years S/o Mr. Mohiddin Sab, Residing At No.334, Sri Rameshwara Nilaya, Byrathi, Bangalore, Karnataka-560 077 Also At M/S Ms Mobile Hub Proprietor- Mr. Nowfal Sy No, 10911, Sri Rameshwara Complex, Dr Shivaram Karanth Nagar Po:Byrathi, Bangalore - 560 077.	<u>SCHEDULE "A" PROPERTY</u> (Description of the Property) All that piece and parcel of the property bearing New Sy.No.223, (old Sy.No.173), of the converted land to an total extent of 2 acres, vide Conversion Order No.ALN (A) (A) SR/107/2010-11 dated 17.03.2010, situated at Indlabele Village, Attibele Hobli, Anekal Taluk, Bangalore Urban District and bounded on the: East by : Sarjapura Main Road; West by : Sy.No.173 North by: Sy.Nos. 180 & 181 South by: Sai Layout <u>SCHEDULE "B" PROPERTY</u> 393 Sq.ft of undivided share, right, title and interest in the Schedule "A" Property.	Rs.50,90,597 /- (Rupees Fifty Lakhs Ninety Thousand Five Hundred and Ninety Seven Only) as on 19th February 2025 Date of Demand notice: 19.02.2025. Date of Physical	16.10.2026 between 11:00 p.m. to 2:30p.m.	Rs.41,85,000/- (Rupees Forty One Lakh Eighty Five Thousand Only) EMD: Rs.4,18,500/- (Rupees Four Lakh Eighteen Thousand Five Hundred Only) Increase amount: 50,000.00	23.10.2026 11:30 A.M To 12:30 P.M With unlimited extensions of 5 min. Each	On or Before 22.10.2026 upto 5:00 P.M	MR.BASAVARAJ NAGANURI/ 9740092100 / basavaraj.naganuri@rbl.bank.in

(Borrower & Mortgagor)	<p style="text-align: center;"><u>SCHEDULE "C" PROPERTY</u> (Property sold to the purchaser)</p> <p>A TWO bedrooms apartment bearing No.A-210, of A Block, Flat No.248/A-210 on the Second Floor of the Building known as "SIGMA SERENITY" now bearing Bidaraguppe Gram Panchayath E-Katha No.150200100200320792, constructed in the Schedule 'A' Property, having a super built-up area of 1,067 square Feet (which is inclusive of the floors, ceiling and walls between the apartments and proportionate share in common areas and a share in common areas and a share in the club house area) together with one covered car parking space in the basement and bounded on: India East by: Flat bearing No.A-208 West by: Flat bearing No.A-212 North by: Open Space South by: Flat bearing No.A-209 Together with all the building and structures thereon, fixtures, fittings and all plants and machinery attached to the earth or permanently fastened to anything attached to the earth both present and future.</p>	Possession – 14.11.2025.		(Rupees Fifty Thousand Only)			
2. Mr. Musthaf No-334 Sri Rameshwara Nilaya, Byrathi, Bangalore - 560 077. (Co- Borrower)							

Terms and Conditions:

- (1) The E-Auction Sale will be online through e-auction portal. The interested bidders are advised to go through the detailed terms and conditions of auction available on the website of <https://bankauctions.in> & <https://www.rblbank.com/pdf-pages/news> before submitting their bids and taking part in e-auction.
- (2) It shall be the responsibility of the bidders to inspect and satisfy themselves about the Property and specification before submitting the bid.
- (3) The interested bidders shall submit their EMD details and documents through Web Portal: <https://bankauctions.in> (the user ID & Password can be obtained free of cost by registering name with <https://bankauctions.in> through Login ID & Password. The EMD shall be payable through Demand Draft, issued by a Scheduled commercial Bank favouring "Authorised Officer, RBL Bank Ltd", before 5:00 PM on or before **22.10.2026**.
- (4) Interested bidders may avail support/ online training on E-Auction from **M/s. 4CLOSURES** Contact No:8142000061/62/63/64. Contact Person **Mr.Varun B, Mob No:8142000809**, e-mail-Id: karnataka@bankauctions.in and for any query in relation to Property, they may contact, **Mr.Basavaraj Naganuri, Authorised Officer (Mob. No. 9740092100**, email:Basavaraj.Naganuri@rbl.bank.in
- (5) The Authorised Officer of the Bank reserves the right to accept or reject any or all bids, & / or to postpone/cancel the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final and binding.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT

The Borrower, Guarantor(s) and Mortgagor(s) are hereby notified to pay the aforementioned sum along with further interest thereon plus penal and other interest and amounts as per the Transaction Documents before the date of E-Auction failing which, the Property will be auctioned/ sold to recover the outstanding dues.

Date: 01.10.2026
Place: Bangalore

Authorised Officer
RBL Bank Ltd.