



BANK OF BARODA, ROSARB MANGALURU,
1st Floor, The Hindu Group Building, Mangaladevi Temple Road,
Jeppu, Mangaluru- 575001, Phone: 0824 2413513 / 7353336137
Email : sarman@bankofbaroda.co.in

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

E-AUCTION - SALE NOTICE

Notice is hereby given to the public in general and in particular to the Borrower (s), Mortgagor(s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the **Authorised Officer of Bank of Baroda**, Secured Creditor, will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** basis for recovery of dues in below mentioned account/s. The details of Borrower(s) / Mortgagor (s)/ Guarantor (s) /Secured Asset/s/ Dues/ Reserve Price/ e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

- 1) **Name and address of the Borrower and Guarantors:** **M/s.Ayesha Panels, Prop: Mrs. Ayesha Farzana**, Plot No.193, Industrial Area, New Port road, Baikampady, Mangalore –575011, **Mrs. Ayesha Farzana, Proprietor M/s.Ayesha Panels**, W/o. Mr.Ahmed Shabeer, #19-5-248/4/5, Ruksana Manzil, A.K.Compound, Pandeshwara, Mangalore – 575001, **Mr.Ahmed Shabeer, Guarantor**, S/o. Shri K Hussainar, #19-5-248/4/5, Ruksana Manzil, A.K.Compound, Pandeshwara, Mangalore - 575001
- Description of the Property:** Non-agricultural industrial property held on leasehold right situated at Industrial area of Badaga Ullipady Village of Gurupura Hobli of Mangaluru Taluk within the registration sub District of Mangaluru Taluk, D K District. With all mamool and easementary right of way, water and other rights appurtenant thereto. **Item No.1-** RS. No. 85/4B (Part), 85/8A2(part), 90/7A (Part), 90/8 (part), measuring A-C: 0.40 (Industrial site), **Bounded by: North:** Block No. 5-C, **South:** Block No. 5-B, **East:** 100 feet wide road, **West:** Block No. 5-C.
- Item No.2-** 85/4B, 90/7A, 90/8, measuring A-C: 1-00 i.e. 100.00 cents (industrial site) Block No. 5-C in EPIP, **Bounded by: North-** 100 feet wide road & private property, **South:** Block No. 4-B, **East :** Block N o. 4-C (Part), 5 B & 5C (Part), **West:** Private property.
- Item No.3:** RS No. 90/7A (Part) (as per RTC 90/7AP1) 90/7B (Part) (As per RTC 90/7B P1) and 90/8 (Part) measuring 0-70 acre (Industrial site) Measuring 2832.79 sq. mtrs (As per 9& 11A), Block No. 4-B in EPIP **Bounded by: North:** Private Property, **South:** 60 feet wide KIADB Road & Block No. 5A, 4-C & 4(P), **East:** Block No. 5C & 5-A, 4C & 4(P), **West:** Block 4-A. **(TOTAL:2 acres 10 cents)**
- Status of Possession (Constructive/Physical):** Physical.
- Name of the Mortgager :** Mrs. Ayesha Farzana.

Outstanding Balance (in Rs.)	Reserve Price:	EMD 10%:
Rs. 7,56,96,997/- as on 08.07.2024 + unapplied interest from 09.07.2024 onwards + other applicable charges etc. till date of realization of full dues. (There are pending dues For Block No.5-C(Part), No.4-B, EPIP, & No.5-C, EPIP to be paid to KIADB, Head Office, Bangalore As per their letters)	Rs. 2,20,00,000/-	Rs. 22,00,000/-

- 2 **Name and address of the Borrower and Guarantors:** 1) **M/s Vijay Trans Tech, Proprietor: Mr Jithesh**, Door No: 3-E-21-1798/8 & Door No. 3-E-21-1798/9, Vasanthi Complex, Kadri Road, Mangalore – 575001, 2) **M/s Vijay Trans Tech, Proprietor: Mr Jithesh**, Door No: 3-W-29-2372/11, City Commercial Complex, Near City Hospital, Kadri, Mangalore – 575001,3) **Mr Jithesh**, S/o. Mr Vijay, D.No.2-21-10, Mahalakshmi Nagar, Moolur, Uchila, Udupi District- 574117.
- Description of the Properties: Schedule of Property 1:** Non Agricultural Commercial Immoveable property held on mulageni and muli warg right situated at Kadri A Village, Kadri Ward, Mangalore Taluk within the limits of Mangalore City Corporation and within the registration Sub-District of Mangalore City, Dakshina Kannada and comprised in:

T.S. No	R.S. No	Kissam	Extent A-C	Portion
1585	96-3	Converted	0-16	Middle (Mulageni)
751 - 1B	100-1B	Converted	0-01	Full (Muli Right)
751 - 3	100-3	Converted	0-01	Full (Muli Right)

Having Khata No : 33-1-38-22A/A-1-F-1, **Boundaries: North:** Portion of the same T. Survey No., **South:** Mangalore Karkala Road, **East:** Lane, **West:** Survey Line, Having a Commercial and Residential building called “VASANTHI COMPLEX & ANANDA APARTMENTS” along with mamool easementary rights appurtenant thereto including right of way etc.,

Description of the Shop Premises: Shop No : F1 measuring super built up area of 289.55 Sq.Ft (26.89 Sq.Mt) on the first floor bearing Mangalore City Corporation Door No. 3-E-21-1798/8, in the building known as VASANTHI COMPLEX together with proportionate 2.18% undivided right, title and interest in the Schedule “A” Property and undivided interest in the common areas and facilities as described in the Deed of Declaration dated 03.08.2001 and as per amendment to Deed of Declaration dated 15.04.2005 registered as Doc No. 243/05-06 before SRO Mangalore City.

Dimensions: North to South : 5.11 Sq.Mt, East to West : 2.90 Sq.Mt

Schedule of Property 2: Non Agricultural Commercial Immoveable property held on mulageni and muli warg right situated at Kadri A Village, Kadri Ward, Mangalore Taluk within the limits of Mangalore City Corporation and within the registration Sub-District of Mangalore City, Dakshina Kannada and comprised in

T.S. No	R.S. No	Kissam	Extent A-C	Portion
1585	96-3	Converted	0-16	Middle (Mulageni)
751 - 1B	100-1B	Converted	0-01	Full (Muli Right)
751 - 3	100-3	Converted	0-01	Full (Muli Right)

Khata No : 33-1-38-22A/A-1-102, **Boundaries: North:** Portion of the same T. Survey No., **South:** Mangalore Karkala Road, **East:** Lane, **West:** Survey Line, Having a Commercial and Residential building called “VASANTHI COMPLEX & ANANDA APARTMENTS” along with mamool easementary rights appurtenant thereto including right of way etc.,

Description of the Shop Premises: Shop No F2: measuring super built up area of 283.20 Sq.Ft (26.31 Sq.Mt) on the first floor bearing Mangalore City Corporation Door No. 3-E-21-1798/9, in the building known as VASANTHI COMPLEX together with proportionate 2.13% undivided right, title and interest in the Schedule “A” Property and undivided interest in the common areas and facilities as described in the Deed of Declaration dated 03.08.2001 and as per amendment to Deed of Declaration dated 15-04-2005 registered as Doc No. 243/05-06 before SRO Mangalore City..

Dimensions: North to South : 5.11 Sq.Mt, East to West : 2.90 Sq.Mt

(Mortgage of the above mentioned properties was done by M/s Vijay Trans Tech, represented by its Proprietor Mr Jithesh.

Name of the Mortgagor: Mr Jithesh: M/s Vijay Trans Tech.

Status of Possession (Constructive/Physical):Physical.

Total Dues (in Rs.)	Reserve Price:	EMD:
Rs. 51,39,384.13 as on 31.05.2025 plus interest and legal charges thereon unapplied interest from 01.06.2025 onwards + Other applicable charges etc. till date of realization of full dues.	Rs. 30,00,000/-	Rs. 3,00,000/-

Date & Time of E-Auction: 22.06.2026, 2:00 PM TO 6.00 PM

Date of the Inspection of the property from: 04.06.2026 to 20.06.2026-10:00 AM to 04:00 PM.

Bid multiplier Amount For Sl. No.: 1: Rs. 1,00,000/- and For Sl. No.: 2 Rs. 25,000/- or in such multiples

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> Also prospective bidders may contact: Authorized Officer, Bank of Baroda, ROSARB, Mangaluru, Phone Number: 0824 2413513 / 7353336137.



Place: Mangaluru,
Date: 03.06.2026

Sd/-, Authorized Officer,
Bank of Baroda, ROSARB