



ಪ್ರಾದೇಶಿಕ ಕಾರ್ಯಾಲಯ, ಉಡುಪಿ
 क्षेत्रीय कार्यालय, उडुपी
 Regional Office, Udupi

दिनांक Date: 01-07-2026

ANNEXURE – A

Sale Notice for Sale of Immovable Properties

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

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 proviso to Rule 6 (2) & 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), 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/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	Date And Time of e-Auction	1.Reserve Price- 2. EMD Amount– 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Borrower: 1)M/s. Brahmashree Distributors, Represented by its Proprietor, Mr. Santhosh Shetty, having business at: No.2-35, Yagaloka ITI College, Ampar, Ampar – Kundapura Main Road, Udupi – 576211	All that piece and parcel of vacant land of 28.50 cents situated at Plot No.4, Near Silver Spring Apartments, Ujwal Nagara, Kelanejar, Mooduthonse village, Udupi taluk and District	Total Dues: Rs. 1,05,07,426.00/- (Rupees One Crore Five Lakhs Seven Thousand Four Hundred and Twenty Six Only) as on 28-01-2026 plus further	20-07-2026 2.00 PM to 6.00 PM	1.Rs.50,10,000/- 2. Rs. 5,01,000/- 3. Rs. 10,000/-	Physical	15-07-2026 Upto 4.00 P.M



	2) Mr. Santhosh Shetty S/o Sanjeeva Shetty, residing at Sy.No.190/1B and 242/1, Mooduthonse Village, Udupi Taluk and District Also residing at, 203, 2nd Floor, T Krishnappa Residency, Lakshmi Nagar, Garade, Near Lakshmi Nagar Bus Stop, Thenaknidiyoor, Udupi - 576106	With 25.50 cents situated at S.No. 190/1B with Boundaries: East: Road 9 meters West: Portion of same S.D North: Portion of same S.D. marked as Plot No.5 South: Sy.No.242/1 And 3.00 cents land situated at S.No.242/1 with Boundaries: East: Road 9 meters West: Portion of same S.D North: Sy.No.190/1B South: Portion of same S.D. marked as plot no.3	Interest, charges and expenses thereon.				
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For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> also prospective bidders may contact the Authorised officer on Mobile No. 8124576123

Date: 01-07-2026

Place: Udupi

**Authorised Officer
Bank of Baroda**