



ಪ್ರಾದೇಶಿಕ ಕಾರ್ಯಾಲಯ, ಉಡುಪಿ

क्षेत्रीय कार्यालय, उडुपी  
Regional Office, Udupi

दिनांक Date: 27-07-2026

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 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 | Proper ty Inspect ion date & Time.            |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------|----------------------|-----------------------------------------------|
| 1      | <b>Borrower:</b><br><b>1)M/s. Brahmarshree Distributors, Represented by its Proprietor, Mr. Santhosh Shetty,</b> having business at: No.2-35, Yogaloka ITI College, Ampar, Ampar – Kundapura Main Road, Udupi – 576211<br><b>2)Mr. Santhosh Shetty S/o Sanjeeva Shetty,</b> residing at Sy.No.190/1B and 242/1, Mooduthonse Village, Udupi Taluk and District<br><b>Also residing at,</b><br>203, 2 <sup>nd</sup> Floor, T Krishnappa Residency, Lakshmi Nagar, Garade, | All that piece and parcel of <b>vacant land of 28.50 cents</b> situated at Plot No.4, Near Silver Spring Apartments, Ujwal Nagara, Kelanejar, Mooduthonse village, Udupi taluk and District 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 | <b>Total Dues: Rs. 1,05,07,426.00/-</b><br>(Rupees One Crore Five Lakhs Seven Thousand Four Hundred and Twenty Six Only) as on 27-07-2026 plus further Interest, charges and expenses thereon. | <b>17-08-2026</b><br><br><b>2.00 PM to 6.00 PM</b> | <b>1.Rs.45,10,000/-</b><br><br><b>2. Rs. 4,51,000/-</b><br><br><b>3. Rs. 10,000/-</b> | Physical             | <b>06-08-2026</b><br><br><b>Upto 4.00 P.M</b> |



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|--|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|
|  | Near Lakshmi Nagar Bus Stop,<br>Thenaknidiyoor, Udupi - 576106 | And 3.00 cents land situated at<br>S.No.242/1 with Boundaries:<br>East: Road 9 meters<br>West: Portion of same S.D<br>North: Sy.No.190/1B<br>South: Portion of same S.D.<br>marked as plot no.3 |  |  |  |  |  |
|--|----------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|

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: 27-07-2026**

**Place: Udupi**

**Authorised Officer  
Bank of Baroda**