



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	Borrower: 1)M/s. Swathi Enterprises Prop: Late Mr. Jnanashekarshetty No. 175/9A, Ward – III, Mahaveera Nagar, Dhanashale, Karkala – 574104 2)M/s. Shree Vignesh Pavers and Blocks, Managing Partner: Late Mr. Jnanashekarashetty, Gundyadka, Nakre Cross Road, Kukkundoor, Karkala – 576117	All that part and parcel of the immoveable property bearing S.No. 248, SD No. 6P1 (As per sketch S.No. 248/6P3) situated in Karkala kasba Village, Karkala Taluk, within the limit of Karkala Town Municipality, Ward No. III, Near Gomateshwara Betta, Measuring 5 cents and building consisting of 1050 Sqft and bounded on: East: Portion of same S.D. sold to Smt. Shanthakumari West: Portion of same S.D. / boundary line	Rs. 60,77,122.36/- (Rupees Sixty Lakhs Seventy Seven Thousand One Hundred Twenty Two and Paise Thirty Six Only) as on 27-07-2026 plus further Interest, charges and expenses thereon.	17-08-2026 2.00 PM to 6.00 PM	1.Rs.19,30,000/- 2. Rs. 1,93,000/- 3. Rs. 10,000/-	Physical	06-08-2026 Upto 4.00 P.M



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3)Late Mr. Jnanashekarashetty, represented by Legal Heir Mrs. Yashodha w/o Jananashekara Shetty No. 175/9A, Ward – III, Mahaveera Nagar, Dhanashale, Karkala – 574104	North: Portion of same S.D./ Road South : Survey Line					
4)Dr H N Nagarathna w/o K S Rao, Partner of M/s. Shree Vignesh Pavers and Blocks Spandhana Nursing Home, Mangalore Road, Karkala - 574103						
5)Mrs. Rekha U Shankar w/o Udhayashankar H S, Partner of M/s. Shree Vignesh Pavers and Blocks, Sripada, Balangadi Road, Koppa – 577139						

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