



VISHWAKARMA SAHAKARA BANK LTD.

HEAD OFFICE : CARSTREET, MANGALURU - 575001

APPENDIX-IV-A" [See proviso to rule 8(6)]

Sale notice for sale of immovable properties

E-Auction sale Notice for sale of immovable Asset under the securitization and reconstruction of Financial Assets and Enforcement of Security Interest Act. 2002 read with proviso to Rule 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) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Symbolic possession of which has been taken by the Authorized Officer of Vishwakarma Sahakara Bank Ltd. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **04.11.2026**, for recovery of **Rs. 68,94,022/- (Rupees Sixty Eight Lakh Ninty Four Thousand Twenty Two Only)** as on **15.10.2026** with further interest from **16.10.2026**, costs, other charges and expenses thereon, due to the Vishwakarma Sahakara Bank Ltd., Secured Creditor, from

Borrowers: Mr. Ilyas Yousuf B S/o Yusuf N, Door No.: 20-250, Riyaz Manzil, Near M H Sawmill, Bolangadi, Melkar Bantwala Tq. D.K Dist. 574231 And **Mr. Chandrakanth Patil** S/o Late Jayapal Gowda, Door No.: 23-12-1044/21, Vasistha Nilaya, 2nd Cross, Shivanagar, Pandeshwara Post, Mangalore Tq. D.K. Dist. 575001. **Guarantors : Ms. Veena Chandrakanth Patil** D/o Chandrakanth J Patil, Door No.: #404, Pearl Apartment, Pandeshwara Attavar Post, Mangalore Tq. D.K.575001And **Mr. Mohammed Shakeer Valachil** S/o Mohammed, Door, No.1-30/2, Valachil Hale Mane, Adyar Post & Village Mangalore Tq. Dakshin Kannad Dist. 574143.

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Detailed description of the Property : Apartment No. G-001 having Door No.3-7(8) (583 Sq.ft plinth area and 41 Sq.ft common are and 624 Sq.ft sale area on the ground floor with 8.85% undivided right) Apartment building know as "**PEACE PARK**" situated in Bajpe Village of Mangalore Taluk within Bajpe Grama Panchayath limits and within the Sub Registration District Of Mangalore Taluk, and comprised in R.S.No.:119/7(P4),119/9B(P1) &119/12(P4) Kissam:Converted, Extent:25 Cents, With all mamool easements rights of way and water etc. Boundaries : **Item No 1:-** North: Item No.2 property South: Road East: Remaining portion of Sy.No.119/7West: Item No. 3 property **Item No.2:-** North:Sy. Line of Sy.No.119-2A South: Item No.1 property East: Remaining portion in Sy.No.119/12A West: Item No. 3 property **Item No.3:-** North:Sy. Line or Sy.No. 119/2B South: Road East: Item No.1 And 2 Property West: Remaining portion in Sy.No

Reserve Price	Rs.14,18,000/-
EMD Amount	Rs.1,41,800/-
Bid incremental amount	Rs.25,000/-
Date and time of e-auction	04.11.2026, Time 11 AM to 12 PM

Detailed description of the Property : Apartment No.G-002 having Door No.3-7(9) (612 Sq.ft plinth area and 44 Sq.ft common area and 656 Sq.ft sale area on the Ground with 9.30% undivided right) Apartment building know as **“PEACE PARK”** situated in Bajpe Village of Mangalore Taluk within Bajpe Grama Panchayath limits and within the Sub Registration District Of Mangalore Taluk, and comprised in R.S.No.:119/7(P4),119/9B(P1) &119/12(P4) Kissam:Converted, Extent:25 Cents, With all mamool easements rights of way and water etc. Boundaries : **Item No 1:-** North: Item No.2 property South: Road East: Remaining portion of Sy.No.119/7 West: Item No. 3 property **Item No.2:-** North: Sy. Line of Sy.No.119-2A South: Item No.1 property East: Remaining portion in Sy.No.119/12A West: Item No. 3 property **Item No.3:-** North:Sy. Line or Sy.No. 119/2B South: Road East: Item No.1 And 2 Property West: Remaining portion in Sy.No

Reserve Price	Rs.15,00,000/-
EMD Amount	Rs.1,50,000/-
Bid incremental amount	Rs.25,000/-
Date and time of e-auction	04.11.2026, Time 11 AM to 12 PM

Detailed description of the Property :Apartment No. G-003 having Door No.3-7(10) (583 Sq.ft plinth area and 41 Sq.ft common area and 624 Sq.ft sale area on the Ground floor with 8.85% undivided right) Apartment building know as **“PEACE PARK”** situated in Bajpe Village of Mangalore Taluk within Bajpe Grama Panchayath limits and within the Sub Registration District Of Mangalore Taluk, and comprised in R.S.No.:119/7(P4),119/9B(P1) &119/12(P4) Kissam:Converted, Extent:25 Cents, With all mamool easements rights of way and water etc. Boundaries : **Item No 1:-** North: Item No.2 property South: Road East: Remaining portion of Sy.No.119/7 West: Item No. 3 property **Item No.2:-** North: Sy. Line of Sy.No.119-2A South: Item No.1 property East: Remaining portion in Sy.No.119/12A West: Item No. 3 property **Item No.3:-** North: Sy. Line or Sy.No. 119/2B South: Road East: Item No.1 And 2 Property West: Remaining portion in Sy.No

Reserve Price	Rs.14,18,000/-
EMD Amount	Rs.1,41,800/-
Bid incremental amount	Rs.25,000/-
Date and time of e-auction	04.11.2026, Time 11 AM to 12 PM

Detailed description of the Property : Apartment No.G-004 having Door No.3-7(12) (684 Sq.ft plinth area and 48 Sq.ft common are and 732 Sq.ft sale area on the Ground floor with 10.37% undivided right) Apartment building know as **“PEACE PARK”** situated in Bajpe Village of Mangalore Taluk within Bajpe Grama Panchayath limits and within the Sub Registration District Of Mangalore Taluk, and comprised in R.S.No.:119/7(P4),119/9B(P1) &119/12(P4) Kissam:Converted, Extent:25 Cents, With all mamool easements rights of way and water etc. Boundaries : **Item No 1:-** North: Item No.2 property South: Road East: Remaining portion of Sy.No.119/7 West: Item No. 3 property **Item No.2:-** North:Sy. Line of Sy.No.119-2A South: Item No.1 property East: Remaining portion in Sy.No.119/12A West: Item No. 3 property **Item No.3:-** North:Sy. Line or Sy.No. 119/2B South: Road East: Item No.1 And 2 Property West: Remaining portion in Sy.No

Reserve Price	Rs.16,60,000/-
EMD Amount	Rs.1,66,000/-
Bid incremental amount	Rs.25,000/-
Date and time of e-auction	04.11.2026, Time 11 AM to 12 PM

Detailed description of the Property :Apartment No. G-005 having Door No.**3-7(11)** (684 Sq.ft plinth area and 48 Sq.ft common are and 732 Sq.ft sale area on the ground floor with 10.37% undivided right) Apartment building know as **“PEACE PARK”** situated in Bajpe Village of Mangalore Taluk within Bajpe Grama Panchayath limits and within the Sub Registration District Of Mangalore Taluk, and comprised in R.S.No.:119/7(P4),119/9B(P1) &119/12(P4) Kissam: Converted, Extent:25 Cents, With all mamool easements rights of way and water etc. Boundaries : **Item No 1:-** North: Item No.2 property South: Road East: Remaining portion of Sy.No.119/7 West: Item No. 3 property **Item No.2:-** North: Sy. Line of Sy.No.119-2A South: Item No.1 property East: Remaining portion in Sy.No.119/12A West: Item No. 3 property **Item No.3:-** North:Sy. Line or Sy.No. 119/2B South: Road East: Item No.1 And 2 Property West: Remaining portion in Sy.No

Reserve Price	Rs.16,60,000/-
EMD Amount	Rs.1,66,000/-
Bid incremental amount	Rs.25,000/-
Date and time of e-auction	04.11.2026, Time 11 AM to 12 PM

The E-auction will be conducted through portal <http://www.bankeauctions.com> on **04.11.2026** at the above mentioned timings with unlimited extension of 05 minutes. The intending Bidder is required to register their name <http://www.bankeauctions.com> and get the user id and password free of cost and get training i.e. online training on e-auction from Mr. Balaji Mannur,e-mail:Karnataka@lindia.com.

For property details and auction terms and conditions For detailed terms and conditions of sale, please Contact Authorised Officer,Vishwakarma Sahakara Bank Ltd. Carstreet Mangaluru In office hours.

Date : 17.10.2026
Place : Mangaluru

Authorised Officer
Vishwakarma Sahakara Bank Ltd
Carstreet Mangaluru-1