बैंक ऑफ़ बड़ौदा Bank of Baroda

119 FOUNDATION YEAR

SALE NOTICE

Ref No. BOB/ROSARB/157/2026-27 **DATE: 29/10/2026**

1)Mr. Zakki Ullah Khan, (Applicant) & Mrs.Tasmiya Khanum(Co-applicant)

No 243/B , 5th Cross, Near Bharath Petrol Bunk, Iliyas nagar, Bangalore – 560078.

Dear Sir,

Re: Notice under Rule 6(2) and/ or Rule 8(6) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002)

Whereas the undersigned being the Authorized Officer of Bank of Baroda u/s 13(2) of the above said SARFAESI Act, 2002 and in exercise of the powers conferred u/s 13(2) of the said Act read with Rule 3 issued a Demand Notice on **06.04.2021** calling upon the Borrower(s)/Guarantor(s), namely, **Mr. Zakki Ullah Khan(Applicant) and Mrs.Tasmiya Khanum(Co-applicant) ,** to repay the amount in terms of the notice within 60 days from the date of the said notice.

And whereas the Borrower(s)/Guarantor(s) having failed to repay the amount and hence, the undersigned, in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules has seized/taken over the possession of the property more particularly described herein below on **26.05.2025.**

And whereas the undersigned in exercise of the powers conferred u/s 13(4) (a) of the SARFAESI Act, 2002 proposes to realize the Bank's dues by Sale of the said property.

And whereas the Sale of the property will be done on "As is where is", "As is what is", and "Whatever there is" through E-Auction and the date of Sale has been fixed on **18/11/2026** from 2:00 pm to 6:00 pm wherein based on the Valuation Report/s. The Reserve Price and EMD as mentioned below has been given in respect of the immovable/ movable property and as per other terms and conditions as stipulated under the said Act/ Rules

Yours faithfully,
कृते बैंक ऑफ़ बड़ौदा / For BANK OF BARODA
मुख्य प्रबंधक / Chief Manager
Authorised Officer
प्राधिकृत अधिकारी / Authorised Officer

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FOUNDATION YEAR

ANNEXURE

[Terms and Conditions for Sale to be uploaded in Banks website as well as baanknet.com website]

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

n Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, d with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

hereby given to the public in general and in particular to the Borrower, Mortgagor (s) and Guarantor (s) that the below described immovable mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, old 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 (s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr ot o.	Name & address of Borrower/s, Mortgagor/s and Guarantor/ s	Give short description of the immovable/moveable property with known Encumbrances, if any	Total Dues.	Date & Time of E-auction	Reserve Price, EMD, Last Date of EMD Amount and Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
	1. Mr. Zakki Ullah Khan 2. Mrs.Tasmiya Khanum Resides at No 243/B , 5th Cross, Near Bharath Petrol Bunk, Iliyas nagar, Bangalore – 560078	SCHEDULE A PROPERTY Sy. No. 43 BBMP Khatha No. 220/43 Converted for residential purpose vide order No. ALN(S.U) SR-174/2010-11 dated 3-5-2011 BBMP Ward No.192 measuring to an extent of 1A-14G including 4 Guntas of Kharab situated at Gottigere Village, Uttarahalli Hobli, Bangalore South Taluk and bounded by; East by: Re- Sy No. 61 (Quarry), West by: Private Property, North by: Sy. No. 44 & Road, South by: Himagiri Properties (Sy Nos. 42 & 130),	Rs. 75,89,780.53/- (Rupees Seventy Five Lakhs Eighty Nine Thousand Seven Hundred and Eighty and Paise Fifty Three Only) as on 25-10-2026 plus Further interest and other charges. Branch :ROSARB Bangalore North	18.11.2026 & From 02:00 PM to 06:00 PM	Reserve Price: Rs. 42,90,000.00 EMD: Rs.4,29,000.00 Last date of EMD 17.11.2026 Bid Increment Amount: Rs. 25,000.00	Physical Possession	With Prior Appointment from Authorised Officer

BANK OF BARODA ROSARB Bangalore North

		SCHEDULE B PROPERTY 382.24 Sq. Ft. undivided share, right title interest and ownership in the land compromised in the Schedule 'A' Property. **SCHEDULE C PROPERTY** A three Bedroom Apartment bearing Flat No. 103 in D Block, situated on the First Floor of the Building known as "PRUTHVI ROYAL", constructed on Schedule 'A' Property, with a super built up area 1483.12 Sq, Ft. along with One covered Car Parking Space. East by: Corridor and flat no 108 West by: C-Block North by: Flat no 104 South by: Flat no 102					

TERMS AND CONDITIONS –

1. The Online E-Auction will be held through auction portal website i.e. **https://baanknet.com** on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through **https://baanknet.com** (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.

2. KYC Verification – On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.

बैंक ऑफ़ बड़ौदा Bank of Baroda

FOUNDATION YEAR

MD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment g bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with **aanknet.com** Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the ssful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in **https://baanknet.com** and by following procedure d given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the ssful bidders will be returned without interest.

Vhile bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can enter Property ID.

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or queries contact Number: 8291220220 & email ID support.ebkray@psballiance.com

or Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com For auction property related ueries, Bidders may contact Bank officials on the contact details given in last para.

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egister on https://baanknet.com using mobile number and email ID.

pload requisite KYC Documents.

ay EMD amount by Payment Gateways and also by Generate challan and transfer EMD amount to bidder's EMD Wallet.

ubmission of bid shall be through online mode on the auction date and time.

n case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

he bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by der after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and em strictly.

After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on address registered with the service provider.

8. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorised Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised Officer.

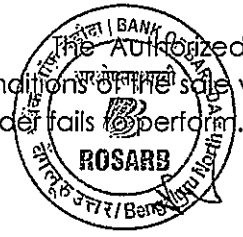
10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.

12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.

14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.



बैंक ऑफ़ बड़ौदा Bank of Baroda

FOUNDATION YEAR

ıe Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & cuments available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before date.

ıe property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet dent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and ghts/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, re, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The n advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorised Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding erty put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

ıe Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The ed Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the al Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation ale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the es as per applicable rates.

he Authorised Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and ances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the dify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be ıed. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules thereunder.

he sale is subject to confirmation by the Secured Creditor Bank.

he sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed ıder and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer SHREEKRUSHNA on 8025011368 Mobile **8328869592.**

कृते बैंक ऑफ़ बड़ौदा / For BANK OF BARODA

मुख्य प्रबंधक / **Chief Manager**
प्राधिकृत अधिकारी / Authorised Officer
Authorized Officer
Bank of Baroda

Date: 29.10.2026
Place: Bengaluru