



बैंक ऑफ बड़ौदा Bank of Baroda



**SALE NOTICE**

Ref No. BOB/ROSARB/158/2026-27

29/10/2026

|                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) M/s. Supritha Enterprises, and M/s.Sannidhi Enterprises Represented by its proprietor, Sri. Prathip. U. M.(Applicant)<br><br>No.24, 1 <sup>st</sup> Cross, 1 <sup>st</sup> Stage K. R. Garden, Jeevanahalli, Bengaluru-560005, |
| 2) M/s. HRHP Enterprises Represented by its propreitrix, Smt.Jyothi(Applicant)<br><br>No.24, 1 <sup>st</sup> Cross, 1 <sup>st</sup> Stage K. R. Garden, Jeevanahalli, Bengaluru-560005,                                           |
| 3) Smt. Lalitha, W/o Sri. Mahadeva (Guarantor)<br><br>No.24, 1 <sup>st</sup> Cross, 1 <sup>st</sup> Stage, K. R. Garden, Jeevanahalli, Bengaluru-560005.                                                                          |

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 23.04.2025 calling upon the Borrower(s)/Guarantor(s), namely, Mr.Prathip U M, Mrs. Jyothi and Mrs. Lalitha , 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 05.07.2025.

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 ऑफ बड़ौदा / For BANK OF BARODA  
  
मुख्य प्रबंधक / Chief Manager  
प्राधिकृत अधिकारी / Authorized Officer

ಪ್ರಾದೇಶಿಕ ಕಛೇರಿ, ಬೆಂಗಳೂರು ಉತ್ತರ, ನಂ 41/2, 4 ನೇ ಮಹಡಿ, ವಿಜಯಾ ಟವರ್ಸ್, ಟ್ರಿನಿಟಿ ಸರ್ಕಲ್, ಎಮ್ ಜಿ ರಸ್ತೆ, ಬೆಂಗಳೂರು 560001

Regional Office , Bengaluru North, No 41/2, 4<sup>th</sup> Floor, Vijaya Towers, Trinity Circle, M G Road, Bengaluru 560001

क्षेत्रीय कार्यालय, बेंगलुरु उत्तर, नंबर 41/2, चौथी मंजिल, विजया टावर्स, ट्रिनिटी सर्कल, एम जी रोड, बेंगलुरु 560001





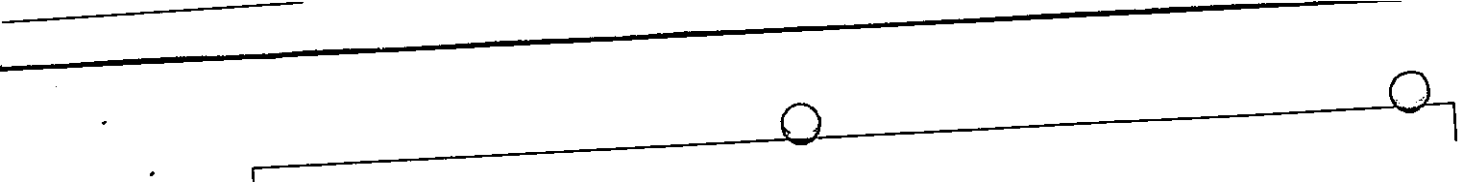
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[Terms and Conditions for Sale to be uploaded in Bank's website as well as baanknet.com]

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

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

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

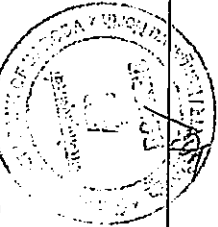
| Name & address of<br>Borrower/s,<br>Mortgagor/s and<br>Guarantor/s                                                                                                                                                                                       | Detailed description of the<br>Immovable/movable<br>property with known<br>Encumbrances, if any<br>(Owner/Mortgagor name :<br>Smt.Lalitha )                                                                                                                                                                                                                                                           | Total Dues.                                                                                                                                                                             | Date &<br>Time of<br>E-<br>auction       | Reserve Price, EMD,<br>Last Date of EMD<br>Amount and Bid<br>Increase Amount                                                             | Status of<br>Possession<br>(Constructive<br>/Physical) | Property<br>Inspection<br>date & Time.                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------|
| M/s. Supritha Enterprises,<br>No.24, 1 <sup>st</sup> Cross, 1 <sup>st</sup> Stage<br>K. R. Garden,<br>Jeevanahalli,<br>Bengaluru-560005,<br>represented by<br>proprietor, Sri. Prathip. U.<br>M/s.Sannidhi Enterprises,<br>No.24, 1 <sup>st</sup> Cross, | <b>SCHEDULE PROPERTY</b><br>All that piece and parcel of the<br>property bearing New Municipal<br>No.24, BBMP PID No.86-84-24, portion<br>of property bearing No.8/B, carved out<br>of Sy No.165, situated at<br>Jeevanahalli, 1 <sup>st</sup> Cross, 1 <sup>st</sup> Stage,<br>K. R. Garden, Bengaluru, measuring<br>Eastern Side 20 Feet, on the Western<br>Side 21 Feet, Northern Side 25 Feet and | Rs. 67,99,561.93/-<br>(Rupees Sixty<br>Seven lakh<br>Ninety Nine<br>Thousand Five<br>Hundred and<br>Sixty One and<br>Sixty Nine<br>Paise Ninety<br>Three Only) as on<br>25.10.2026 Plus | 18/11/2026<br>From 2:00 PM<br>to 6:00 PM | Reserve Price:<br>Rs. 49,00,000/-<br>EMD:<br>Rs. 4,90,000/-<br>Last date of EMD<br>17.11.2026<br>Bid Increment<br>Amount:<br>Rs. 50000/- | Physical<br>Possession                                 | With Prior<br>Appointment<br>from<br>Authorized<br>Officer |



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|                                                                                                                         |                                                                                                                                                                       | on the Southern 26 Feet, in all measuring 543.25 Square Feet, along with the construction standing thereon comprising of Ground Floor and First U.Floor, and the same is bounded on the | Further Interest and charges till date. |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--|--|--|
| 1 <sup>st</sup> Stage, K. R. Garden, Jeevanahalli, Bengaluru-560005, Represented by its proprietor, Sri. Prathip. U. M. |                                                                                                                                                                       |                                                                                                                                                                                         |                                         |  |  |  |
| 3.                                                                                                                      | M/s. HRHP Enterprises, No.24, 1 <sup>st</sup> Cross, 1 <sup>st</sup> Stage, K. R. Garden, Jeevanahalli, Bengaluru-560005, Represented by its proprietor, Smt. Jyothi. | East by: Private Property<br>West by: Proposed Road<br>North by: Muniraju's Property<br>South by: Ramakrishna's Property                                                                |                                         |  |  |  |
| 4.                                                                                                                      | Smt. Jyothi, No.24, 1 <sup>st</sup> Cross, 1 <sup>st</sup> Stage, K. R. Garden, Jeevanahalli, Bengaluru-560005.                                                       |                                                                                                                                                                                         |                                         |  |  |  |
| 5.                                                                                                                      | Smt. Lalitha W/o Sri. Mahadeva, No.24, 1 <sup>st</sup> Cross, 1 <sup>st</sup> Stage, K. R. Garden, Jeevanahalli, Bengaluru-560005                                     |                                                                                                                                                                                         |                                         |  |  |  |
| 6.                                                                                                                      | Sri. Prathip. U. M., No.24, 1 <sup>st</sup> Cross, 1 <sup>st</sup> Stage, K. R. Garden, Jeevanahalli, Bengaluru-560005.                                               |                                                                                                                                                                                         |                                         |  |  |  |



## AND CONDITIONS -

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 of 10 minutes. The intending bidders / purchasers are required to register through <https://baanknet.com> (Buyer Registration – link provided in the page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC details and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal.

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

**EMD Payment** - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment the 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 [baanknet.com](https://baanknet.com) Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the successful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in <https://baanknet.com> and by following procedure as 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 unsuccessful bidders will be returned without interest.

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.

For queries contact Number: 8291220220 & email ID [support.ekray@psballiance.com](mailto:support.ekray@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 queries, Bidders may contact Bank officials on the contact details given in last para.

INVOLVED -

Register on <https://baanknet.com> using mobile number and email ID.

Upload requisite KYC Documents.

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

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

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





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5. The 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 inter-se 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 property 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 increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in 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 any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email 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 to 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

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be issued only in the name of the successful bidder.

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

Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and 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 is to perform.

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

The 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 enquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and the rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The 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 property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorised Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the 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 to the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the extent as per applicable rates.

The 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 circumstances of each case. The Bank/ Authorised Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the bid or any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained.