ಹುಬ್ಬಳ್ಳಿ–ಧಾರವಾಡ ಸ್ಮಾರ್ಟ್ ಸಿಟಿ ಲಿಮಿಟೆಡ್

(Special Purpose Vehicle for Implementation of Smart City Project)
(Registered Company No. CIN : U74999KA2017 PLC 101260)

No: HDSCL/ 2026-27/ SE0005 **Date: 07.11.2026**

ಇ-ಟೆಂಡರ್ ಅಧಿಸೂಚನೆ

ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು, ಹುಬ್ಬಳ್ಳಿ–ಧಾರವಾಡ ಸ್ಮಾರ್ಟ್ ಸಿಟಿ ಲಿಮಿಟೆಡ್., **VIDE Indent- No: HDSCL/ 2026-27/ SE0005 –Selection Operator for Operation & Maintenance Of Integrated Sports Stadium Complex, Hubballi on Public Private Partnership (PPP) Mode for 20 Years** ರವರು ಹುಬ್ಬಳ್ಳಿ ಧಾರವಾಡ ಸ್ಮಾರ್ಟ್ ಸಿಟಿ ಅನುದಾನದ ಅಡಿಯಲ್ಲಿ ಕರ್ನಾಟಕ ಸಾರ್ವಜನಿಕ ಸಂಗ್ರಹಣೆಗಳಲ್ಲಿ ಪಾರದರ್ಶಕ ಆದೇಶ 1999–2000 ರ ಪ್ರಕಾರ ಆಕ್ಟ್–2000 ರ ನಿಯಮದಂತೆ ಗುತ್ತಿಗೆದಾರರು ಮತ್ತು ನೊಂದಾಯಿತ ಸಂಸ್ಥೆಗಳಿಂದ ಇ–ಪ್ರೊಕ್ಯೂರ್‌ಮೆಂಟ್ ಮುಖಾಂತರ, ಈ ಕೆಳಗಿನ ಕಾಮಗಾರಿಗೆ ಟೆಂಡರನ್ನು ಆಹ್ವಾನಿಸಲಾಗಿದೆ.

ಸಾಮಾನ್ಯ ಸೂಚನೆಗಳು : 1) ಗುತ್ತಿಗೆದಾರರು ಗುತ್ತಿಗೆಗಳನ್ನು ಆನ್‌ಲೈನ್ ಮೂಲಕ ಸಲ್ಲಿಸುವುದು. 2) ಇ.ಎಂ.ಡಿ ಹಣವನ್ನು ಆನ್‌ಲೈನ್ ಮೂಲಕ ಸಂದಾಯ ಮಾಡುವುದು. 1) ಹೆಚ್ಚಿನ ಮಾಹಿತಿ ಬೇಕಾದಲ್ಲಿ ಗುತ್ತಿಗೆದಾರರು ಹುಬ್ಬಳ್ಳಿ–ಧಾರವಾಡ ಸ್ಮಾರ್ಟ್ ಸಿಟಿ ಲಿಮಿಟೆಡ್ ಸಂಸ್ಥೆಗೆ ಕಚೇರಿಯ ಕೆಲಸದ ವೇಳೆಯಲ್ಲಿ ಸಂಪರ್ಕಿಸಿ ಪಡೆಯಬಹುದಾಗಿದೆ. ದೂರವಾಣಿ ಸಂಖ್ಯೆ 0836–2355331, 2355322 ರಿಂದ ಮಾಹಿತಿ ಪಡೆಯಬಹುದು. ಟೆಂಡರ್ ದಾಖಲೆಗಳನ್ನು ಕರ್ನಾಟಕ ಸರ್ಕಾರ ಇ–ಪ್ರೊಕ್ಯೂರ್‌ಮೆಂಟ್‌ನಲ್ಲಿ ಅಂತರ್ ಜಾಲ ವೆಬ್ ಸೈಟ್ ವಿಳಾಸ http://kppp.karnataka.gov.in ರಲ್ಲಿ ಪಡೆಯಬಹುದು. ಒಂದು ವೇಳೆ ತಾಂತ್ರಿಕ ಕಾರಣಗಳಿಂದ ಸದರ ಟೆಂಡರ್‌ನಲ್ಲಿ ಯಾವುದಾದರೂ ಬದಲಾವಣೆಯಾದಲ್ಲಿ, ಸದರಿ ಬದಲಾವಣೆಯ ವಿವರಗಳನ್ನು ಇ–ಪೋರ್ಟಲ್‌ನಲ್ಲಿ ಮಾತ್ರ ದಾಖಲಿಸಿ ಪ್ರಕಟಿಸಲಾಗುವುದು. ಸದರೀ ಟೆಂಡರ್ ದಾಖಲೆಗಳನ್ನು **KPPP** ಪೋರ್ಟಲ್‌ನಲ್ಲಿ ದಿನಾಂಕ: **07–11–2026** ರಿಂದ ಪಡೆಯಬಹುದಾಗಿದೆ. ಹಾಗೂ ಟೆಂಡರ್ ಸಲ್ಲಿಕೆಗೆ ಅಂತಿಮ ದಿನಾಂಕ: **07–12–2026** ರಂದು ನಿಗದಿಪಡಿಸಿದೆ.

ಸಹಿ/– ಪ್ರಧಾನ ವ್ಯವಸ್ಥಾಪಕರು (ತಾಂತ್ರಿಕ), ಹುಬ್ಬಳ್ಳಿ–ಧಾರವಾಡ ಸ್ಮಾರ್ಟ್ ಸಿಟಿ ಲಿಮಿಟೆಡ್, ಹುಬ್ಬಳ್ಳಿ

ಸಹಿ/– ವ್ಯವಸ್ಥಾಪಕ ನಿರ್ದೇಶಕರು, ಹುಬ್ಬಳ್ಳಿ–ಧಾರವಾಡ ಸ್ಮಾರ್ಟ್ ಸಿಟಿ ಲಿಮಿಟೆಡ್, ಹುಬ್ಬಳ್ಳಿ

ಡಿಐಪಿಆರ್/ಧಾರವಾಡ/750/ಮಾಹಿತಿ/2026–27

PUBLIC NOTICE / CAUTION NOTICE

We, the undersigned namely 1. Mr. Gautam S. Sankhla, 2. Mr. Vishal G. Sankhla, 3. Mr. Vedanth G. Sankhla, 4. Mrs. Padma Dhoka, 5. Mr. Harish Sankhla, 6. Mr. Karan Sankhla, 7. Ms. Meghana Sankhla, 8. Mrs. Lalitha Sankhla, 9. Mrs. Neeta, 10. Mr. Manish Dhoka and 11. Mrs. Jayanthi Sankhla being members/legal heirs of the branch/family of late Sri A. Sajjanraj Sankhla, S/o late Sri Anraj, and/or surviving executants/confirming parties under the Power of Attorney referred to below, and having our respective lawful and legitimate undivided shares, rights and interests in the family properties referred to in the Schedule hereunder, hereby issue this Public Notice / Caution Notice for the information and caution of the General Public as follows:

We and our other joint family members of M/s. Giridharilal and Sons had entered into a proposed transaction concerning the family properties under an unregistered Memorandum of Understanding dated 19.02.2019 with M/s. Future Sector Land Developers LLP, having its registered office at "Solitaire World", Level 8, Survey No.36/1/1, Baner, Pune – 411045.

In connection with the said proposed transaction, late Sri A. Sajjanraj Sankhla and several members of the family had executed a registered Power of Attorney dated 20.05.2019 in favour of M/s. Future Sector Land Developers LLP, registered as Document No. VJN-4-00079/2019-20, Book-IV, C.D. No. VJND310, in respect of the properties more fully described thereunder.

The proposed transaction has remained incomplete for a considerable period and the contemplated conditions, obligations and purposes of the said transaction have not materialised. Disputes have also arisen between the parties and O.S. No.1975/2023 is presently pending before the City Civil Court at Bengaluru concerning the rights claimed under the aforesaid MOU and connected documents.

We have now clearly decided that we are not willing to proceed further with the proposed transaction contemplated under the MOU dated 19.02.2019 with M/s. Future Sector Land Developers LLP, and we hereby withdraw our consent and authority for any further act to be done affecting our respective lawful and legitimate undivided shares, rights and interests in the Schedule Properties on the basis of the aforesaid MOU and/or Power of Attorney.

The surviving executants of the aforesaid Power of Attorney who are parties to this Public Notice hereby withdraw and revoke, to the fullest extent permissible in law, the authority granted by them in favour of M/s. Future Sector Land Developers LLP under the registered Power of Attorney dated 20.05.2019, insofar as their respective lawful and legitimate undivided shares, rights and interests in the Schedule Properties are concerned.

The other legal heirs/family members issuing this Public Notice also hereby expressly declare that they do not consent to or authorise any further act, transaction, document or dealing affecting their respective lawful and legitimate undivided shares, rights and interests in the Schedule Properties on the strength of the aforesaid MOU, Power of Attorney or any authority claimed thereunder.

Necessary steps are also being taken for formal cancellation/revocation of the aforesaid Power of Attorney, insofar as applicable to the respective executants issuing this Public Notice, in accordance with law.

The General Public, prospective purchasers, developers, builders, financial institutions, banks, societies, companies and all other persons are therefore hereby CAUTIONED NOT TO ENTER INTO ANY TRANSACTION with M/s. Future Sector Land Developers LLP and M/s. Classic Promoters & Builders Pvt. Ltd., or with their partners, designated partners, directors, representatives, agents, nominees, attorneys or any person claiming through or under them, on the basis of the aforesaid MOU dated 19.02.2019 and/or registered Power of Attorney dated 20.05.2019, insofar as our respective lawful and legitimate undivided shares, rights and interests in the Schedule Properties are concerned.

The aforesaid persons/entities, namely M/s. Future Sector Land Developers LLP and M/s. Classic Promoters & Builders Pvt. Ltd., or their partners, designated partners, directors, representatives, agents, nominees, attorneys or any person claiming through or under them shall not, on the strength of the aforesaid MOU and/or Power of Attorney, enter into or execute any Sale Deed, Agreement of Sale, Joint Development Agreement, Development Agreement, Confirmation Deed, Assignment, Mortgage, Charge, Lease, Nomination or any other document, agreement, arrangement or transaction purporting to deal with or affect our respective lawful and legitimate undivided shares, rights and interests in the Schedule Properties.

Any person entering into any transaction, agreement, arrangement or understanding with the aforesaid persons/entities on the basis of the MOU dated 19.02.2019 and/or Power of Attorney dated 20.05.2019 shall do so entirely at his/her/their own risk, cost and consequences, subject to the pending litigation and applicable law.

Any transaction or document entered into hereafter without our express written consent will not be accepted or recognised by us as binding upon our respective lawful and legitimate undivided shares, rights and interests in the Schedule Properties and shall be questioned and challenged by us before the appropriate Court/Authority in accordance with law.

This Public Notice is issued without prejudice to all our rights, claims, defences and contentions in O.S. No. 1975/2023 and in all other proceedings concerning the aforesaid MOU, Power of Attorney, connected documents and the Schedule Properties.

Nothing contained in this Public Notice shall be construed as an admission that the MOU dated 19.02.2019 or the Power of Attorney dated 20.05.2019 presently confers any subsisting or enforceable right, title or interest upon M/s. Future Sector Land Developers LLP, M/s. Classic Promoters & Builders Pvt. Ltd. or anybody claiming through or under them, in respect of our respective lawful and legitimate undivided shares, rights and interests in the Schedule Properties.

SCHEDULE OF PROPERTIES

ITEM NO. I – DODDANEKKUNDI VILLAGE - All those pieces and parcels of lands situated at Doddanekkundi Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, covered under the aforesaid registered Power of Attorney, bearing: 1. Sy. No.51 – 13 Acres 05 Guntas, 2. Sy. No.52 – 12 Acres 10 Guntas, 3. Sy. No.53 – 6 Acres 10 Guntas, 4. Sy. No.55 – 3 Acres 07 Guntas, 5. Sy. No.65 – 13 Acres 00 Guntas, 6. Sy. No.66 – 10 Acres 39 Guntas, 7. Total: 58 Acres 31 Guntas.

The aforesaid extent is excluding the Samadhi and building meant for Gorakshana Shala and the land appurtenant thereto admeasuring approximately 6.21 Acres, as expressly recorded in the registered Power of Attorney.

ITEM NO. II – MAHADEVAPURA VILLAGE - All those pieces and parcels of lands situated at Mahadevapura Village, K.R. Puram Hobli, Bengaluru East Taluk, Bengaluru Urban District, bearing: 1. Sy. Nos.98/1-2 – 3 Acres 13 Guntas, 2. Sy. No.99 – 3 Acres 12 Guntas, Total: 6 Acres 25 Guntas.

Thus, the properties covered under the aforesaid registered Power of Attorney together measure approximately 65 Acres 16 Guntas, together with all rights, easements, liberties, privileges, hereditaments and appurtenances attached thereto.

This Public Notice is issued only in respect of the respective lawful and legitimate undivided shares, rights, title and interests of the undersigned persons in the aforesaid Schedule Properties, whatever be the precise fractional share or extent ultimately found, declared or allotted to each of them in accordance with law. This Public Notice shall not be construed as claiming, representing, dealing with or affecting the separate undivided shares, rights or interests of any other member of the family or branch in the Schedule Properties.

Any person, company, developer, builder, broker, agent, intermediary, financial institution, society or other entity who has been or had earlier been contacted, approached or negotiated with by M/s. Future Sector Land Developers LLP, M/s. Classic Promoters & Builders Pvt. Ltd., or any of their partners, designated partners, directors, representatives, agents, nominees or attorneys in connection with any of the aforesaid properties, the MOU dated 19.02.2019 and/or Power of Attorney dated 20.05.2019 is requested to immediately communicate to us the complete particulars of such approach, negotiation, proposal, agreement, document or transaction at the address, e-mail ID and telephone number mentioned below.

The General Public is hereby cautioned accordingly.

ISSUED BY: 1. Mr. Gautam S. Sankhla, 2. Mr. Vishal G. Sankhla, 3. Mr. Vedanth G. Sankhla, 4. Mrs. Padma Dhoka, 5. Mr. Harish Sankhla, 6. Mr. Karan Sankhla, 7. Ms. Meghana Sankhla, 8. Mrs. Lalitha Sankhla, 9. Mrs. Neeta, 10. Mr. Manish Dhoka and 11. Mrs. Jayanthi

FOR ALL COMMUNICATIONS CONCERNING THIS PUBLIC NOTICE:
C/o Mr. Harish Sankhla, S/o. Late, A. Sajjanraj No.35, 7th Cross, Vasanthnagar, Bengaluru – 560001. E-mail: stharun1981@gmail.com
Mobile: 96203 04049

All objections, claims, information or communications concerning this Public Notice shall be addressed only to the above address/e-mail/mobile number.

Place: Bangalore Date: 06-11-2026

Indian Overseas Bank

Residency Road Branch 133/2, Janardhan Towers, Residency Road Bengaluru- 560025, Karnataka
Mob: 8925950268, Email ID: iob0268@iob.in

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002)

whereas, the Authorized Officer of **Indian Overseas Bank** has taken possession of the following properties pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on, **AS IS WHERE IS BASIS and AS IS WHAT IS BASIS** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said properties. The sale will be done by the undersigned through e-auction platform provided at the Web Portal **https://baanknet.com**

Name & Address of the Borrowers: Mr. Raghavendra B S S/o. Late Mr. B K Srinivasamurthy No. 25, Vijayasri Ananda Bhadavane, Virupakshapuram, Kodigehalli, Near Canara Bank Layout, Vidyaranyapura, Bangalore - 560097.

Date of NPA: 28-02-2026 **Date of Demand notice: 02.03.2026**

Dues claimed in Demand Notice: : Rs.70,41,735.09 (Rupees Seventy Lakhs Fourty One Thousand Seven Hundred Thirty Five and Nine Paise Only) **with further interest & costs.**

Date of Possession Notice: 19.06.2026

Dues claimed in Possession Notice: Rs. 72,66,084.10 (Rupees Seventy Two Lakhs Sixty Six Thousand Eighty Four and Ten Paise Only) **with further interest & costs less repayments, if any, made after issuance of demand notice.**

Outstanding dues as on 06/11/2026 are Rs. 75,34,667.87/- (Rupees Seventy-Five Lakhs Thirty-Four Thousand Six Hundred Sixty-Seven and Eighty-Seven Paise Only) **with further interest & costs till the date of repayment in full.**

***Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.): Not known**

Nature of Security: Equitable Mortgage followed by Registered memorandum of Residential house flat (Prime Security)

DESCRIPTION OF THE IMMOVABLE PROPERTY: Particulars of Securities

Schedule A Property: All that piece and parcel of the western portion of Southern side on the Eastern side of converted land bearing Sy.no.6, measuring an extent of 0-13 ¾ guntas, out of the extent of 0-27 ½ guntas, situated at Gulladahalli @ Kereguddadahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk, duly converted from agricultural to non-agricultural residential purposes, vide Conversion order no ALN(NY)SR:65/2011-12, Dated-11.08.2011, order issued by the special Deputy Commissioner, Bangalore District, Bangalore and bounded on:- East by : Government road then remaining portion of the same land., West by : Remaining western portion southern side on the western side belongs to M/s Indradhanush Properties Pvt. Ltd., North By : Remaining western portion of northern side of land in same Sy.no.6, South By : land bearing Survey no 7.

Schedule B Property: 231 sq ft of undivided share of rights, title, interest in the SCHEDULE "A" property..

Schedule C Property (Description of the Apartment): Apartment bearing Flat no. 402, situated in the 3rd floor, having super built up area 1200 Sq.ft., Consisting of Two bed room, with Vitrified flooring, building known as "GLOBAL NANDANAM" constructed on schedule 'A' property with rights to pass through the area leading to the main road and free egress and ingress and entitled for all the common areas and amenities and covered Car parking.

The reserve price and the earnest money deposit is:

Sr. No.	Security Details	Reserve Price	Earnest Money Deposit (EMD)	Bid Increase Amt
1	Residential House Property as mentioned above	Rs.57,00,000/- + applicable TDS (1% @ present)	Rs.5,70,000/-	Rs.50,000/-

Date & Time of auction: 24.11.2026, 11.00 AM to 1.00 PM

Bid increase amount: Rs.50,000/- **Auto extension time: 10 minutes**

Known Encumbrance if any: Not known to the Bank

Inspection Date & Time:
During office hours from 10:00 AM till 05:00 PM, from 07.11.2026 to 23.11.2026

***Bank's dues have priority over the statutory dues.**
For terms and conditions please visit: **https://www.iob.in/e-Auctions.aspx https://www.publishtenders.gov.in, https://baanknet.com/eauction-psb/bidder-registration (web portal of e-auction Service provider)**

Date: 06.11.2026, **Sd/- Authorized Officer**
Place: Bengaluru **Indian Overseas Bank**

Indian Overseas Bank

Residency Road Branch 133/2, Janardhan Towers, Residency Road Bengaluru- 560025, Karnataka
Mob: 8925950268, Email ID: iob0268@iob.in

PUBLIC NOTICE FOR E- AUCTION FOR SALE OF IMMOVABLE PROPERTIES

Sale of immovable properties mortgaged to Bank under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (No. 54 of 2002)

whereas, the Authorized Officer of **Indian Overseas Bank** has taken possession of the following properties pursuant to the notice issued under Section 13(2) of the Security Interest (Enforcement) Rules 2002 in the following loan account with right to sell the same on, **AS IS WHERE IS BASIS and AS IS WHAT IS BASIS** for realization of Bank's dues plus interest & costs as detailed hereunder and whereas consequent upon failure to repay the dues, the undersigned in exercise of power conferred under Section 13(4) of the said Act proposes to realize the Bank's dues by sale of the said properties. The sale will be done by the undersigned through e-auction platform provided at the Web Portal **https://baanknet.com**

Name & Address of the Borrowers: Mrs. Veena A W/o. Mr. Raghavendra B S No. 25, Vijayasri Ananda Bhadavane, Virupakshapuram, Kodigehalli, Near Canara Bank Layout, Vidyaranyapura, Bangalore - 560097, **Mr. Raghavendra B S S/o. Late Mr. B K Srinivasamurthy** No. 25, Vijayasri Ananda Bhadavane, Virupakshapuram, Kodigehalli, Near Canara Bank Layout, Vidyaranyapura, Bangalore - 560097.

Date of NPA: 28-02-2026 **Date of Demand notice: 02.03.2026**

Dues claimed in Demand Notice: Rs. 77,18,523.98 (Rupees Seventy Seven Lakhs Eighteen Thousand Five Hundred Twenty Three and Ninety Eight Paise Only) **with further interest & costs.**

Date of Possession Notice: 19.06.2026

Dues claimed in Possession Notice: Rs. 79,53,952.85 (Rupees Seventy-Nine Lakhs Fifty Three Thousand Nine Hundred Fifty Two and Eighty Five Paise Only) **with further interest & costs less repayments, if any, made after issuance of demand notice.**

Outstanding dues as on 06.11.2026 are Rs. 82,46,366.90/- (Rupees Eighty-Two Lakhs Fourty-Six Thousand Three Hundred Sixty-Six and Ninety paise Only) **with further interest & costs till the date of repayment in full.**

***Outstanding dues of Local Self Government (Property Tax, Water sewerage, Electricity Bills etc.): Not known**

Nature of Security: Equitable Mortgage followed by Registered memorandum of Residential house flat (Prime Security)

DESCRIPTION OF THE IMMOVABLE PROPERTY: Particulars of Securities

Schedule A Property: All that piece and parcel of the western portion of Southern side on the Eastern side of converted land bearing Sy.no.6, measuring an extent of 0-13 ¾ guntas, out of the extent of 0-27 ½ guntas, situated at Gulladahalli @ Kereguddadahalli Village, Yeshwanthapura Hobli, Bangalore North Taluk, duly converted from agricultural to non-agricultural residential purposes, vide Conversion order no ALN(NY)SR:65/2011-12, Dated-11.08.2011, order issued by the special Deputy Commissioner, Bangalore District, Bangalore and bounded on:- East by : Government road then remaining portion of the same land. West by: Remaining western portion southern side on the western side belongs to M/s Indradhanush Properties Pvt. Ltd.North By : Remaining western portion of northern side of land in same Sy.no.6, South By : land bearing Survey no 7.

Schedule B Property: 231 sq ft of undivided share of rights, title, interest in the SCHEDULE "A" property.

Schedule C Property : Apartment bearing Flat no. 504, situated in the 4th floor, having super built up area 1200 Sq.ft., Consisting of Two bed room, with Vitrified flooring, building known as "GLOBAL NANDANAM" constructed on schedule 'A' property with rights to pass through the area leading to the main road and free egress and ingress and entitled for all the common areas and amenities and covered Car parking.

The reserve price and the earnest money deposit is:

Sr. No.	Security Details	Reserve Price	Earnest Money Deposit (EMD)	Bid Increase Amt
1	Residential House Property as mentioned above	Rs.57,00,000/- + applicable TDS (1% @ present)	Rs.5,70,000/-	Rs.50,000/-

Date & Time of auction: 24.11.2026, 11.00 AM to 1.00 PM

Bid increase amount: Rs.50,000/- **Auto extension time: 10 minutes**

Known Encumbrance if any: Not known to the Bank

Inspection Date & Time:
During office hours from 10:00 AM till 05:00 PM, from 07.11.2026 to 23.11.2026

***Bank's dues have priority over the statutory dues.**
For terms and conditions please visit: **https://www.iob.in/e-Auctions.aspx https://www.publishtenders.gov.in, https://baanknet.com/eauction-psb/bidder-registration (web portal of e-auction Service provider)**

Date: 06.11.2026, **Sd/- Authorized Officer**
Place: Bengaluru **Indian Overseas Bank**

बैंक ऑफ़ बड़ौदा Bank of Baroda

ROSARB Bangalore Central

5th Floor, Vijaya Towers, 41/2, M G Road, Trinity Circle, Bangalore-560 001.
Tel: 080-25011571/426, E-mail: sarbec@bankofbaroda.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY "APPENDIX-IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization 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 Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on **26.11.2026 "As is where is", "As is what is", and "Whatever there is"** basis for recovery of dues in below mentioned account. The details of Borrower/s/Mortgagor/s/Guarantor/s/ Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below :

Sl. No.	Name & address of Borrower/s, Mortgagor/s and Guarantor/ s	Detailed 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 Increment Amount	Status of Possession (Symbolic /Physical)	Property Inspection Date & Time
1	**Ms. Amrutha A Naralikar** D/o Mr. Anand Resident of No. 1459, Ground Floor, 23rd Main, Near Rayara Kirana, Banshankari 2nd Stage, Bengaluru, Karnataka-560070 And Resident of Flat No. 2008, 2nd Floor, Mayur Daffodils, S. Medahalli Village, Sarjapura Hobli Anekal Taluk, Bengaluru, Karnataka-562125	**SCHEDULE 'A' PROPERTY:** All that piece and parcel of the Residentially converted land by the Assistant commissioner vide no. ALN.SR.(A)319/2004-05, bearing Sy. No 119/3, measuring 1 Acre and 10 Guntas, situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru and bounded on the East by : Land of Sri Yellappa S/o Sri Kivudappa, West by : Land bearing sy. No. 119/2, North by: Road Reaching to Handenahalli Village, South by: Land of Thyavakanahalli Balappa **SCHEDULE 'B' PROPERTY:** 392 Sq. ft of undivided share, right, title and interest in the schedule 'A' property **SCHEDULE 'C' PROPERTY:** All the piece and parcel of the Residential Apartments/ Flat bearing No. 2008, on the second floor, in the Residential Apartment building known as "MAYUR DAFFODILS", having super built up area measuring 980 Square feet, constructed on the Schedule "A" Property, along with one covered Car parking space in the basement Level and the apartment is bounded on the: East by: Open Space, West by: Corridor, North by: Flat No 2007, South by: Flat No. 2009.	**Rs. 42,31,851.26/- (Rupees Forty-Two Lakh Thirty-One Thousand Eight Hundred Fifty One and Paisa Twenty Six Only) as on 15.08.2026 Plus further interest and charges till date.**	**26.11.2026 From 2:00 PM to 6:00 PM**	**Reserve Price: Rs. 39,69,000/-** **EMD: Rs. 3,96,900/-** **Last Date and Time of Receipt of EMD Amount: 26.11.2026 upto 6.00 PM** **Bid Increment Amount: Rs. 50,000/-**	**Physical Possession**	**With Prior Appointment from authorized officer**
2	**(1) Mr. Hanuman Ram** S/o Tejaramji, No. 53, Hulimavu, Bannerghatta Road, Near Ram Temple, Bengaluru,- 560076. **(2) Mrs. Seeta Devi** W/o Hanuman Ram, No. 53, Hulimavu, Bannerghatta Road, Near Ram Temple, Bengaluru,- 560076.	**SCHEDULE OF THE PROPERTY** **SCHEDULE-A :** All that piece and parcel of the land bearing converted Sy. No.43 (vide order No.ALN (S.U) SR 174/2010-11dated 03.05.2011) measuring to an extent of 1 Acre 14 Guntas out of which 04 Guntas of Kharab, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, presently comes under Bruhath Bengaluru Mahanagara Palike Limits and bounded on: East by : Re-Sy. No.61 (Quarry), West by : Private Property, North by : Sy. No.44 and Road, South by : Himagiri Properties (Sy. Nos.42 & 130). **SCHEDULE 'B' :** 316.78 Square feet undivided share, right, title, interest and ownership in Schedule 'A' property. **SCHEDULE 'C' PROPERTY :** All that Residential Flat No.G5 in (C-BLOCK) Ground Floor in "PRUTHVI ROYAL" Apartments constructed in Schedule "A" property apartment measuring 1229.13 Square Feet of super built up area consisting with Two Bed Rooms with attached toilets, living hall, kitchen, balcony, floorings with vitrified tiles and inclusive of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use along with one Covered car parking space and the said apartment is bounded by: East by : Corridor and Flat No.G6, West by : B-BLOCK, North by : Open to Sky, South by : Flat No.G4	**Rs. 90,64,181.26 (Rupees Ninety Lakhs Sixty Four Thousand and One Hundred Eighty One and Paisa Twenty Six Only) as on 04.10.2026 Plus further interest and charges till date.**	**26.11.2026 From 2:00 PM to 6:00 PM**	**Reserve Price: Rs. 44,80,000/-** **EMD: Rs. 4,48,000/-** **Last Date and Time of Receipt of EMD Amount: 26.11.2026 upto 6.00 PM** **Bid Increment Amount: Rs. 50,000/-**	**Physical Possession**	**With Prior Appointment from authorized officer**
3	**(1) Mr. Kishore Srinivas** S/o Srinivas, No 60, First Main Road, 3rd cross, PNB Nagar, Konunkunte, Bengaluru - 560064. **(2) Mrs. M Gayathri** W/o Kishore Srinivas, No 60, First Main Road, 3rd cross, PNB Nagar, Konunkunte, Bengaluru - 560064.	**SCHEDULE OF THE PROPERTY** **SCHEDULE- A :** All that piece and parcel of the land bearing converted Sy. No.43 (vide order No.ALN(S.U)SR174/2010-11dated 03.05.2011) measuring to an extent of 1 Acre 14 Guntas out of which 04 Guntas of Kharab, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, presently comes under Bruhath Bengaluru Mahanagara Palike Limits and bounded on: East by : Re-Sy. No.61 (Quarry), West by : Private Property, North by : Sy. No.44 and Road, South by : Himagiri Properties (Sy. Nos.42 & 130). **SCHEDULE 'B' :** 307.85 Square feet undivided share, right, title, interest and ownership in Schedule 'A' property. **SCHEDULE 'C' PROPERTY :** All that Residential Flat No. 106 in (B-BLOCK) Firsft Floor in "PRUTHVI ROYAL" Apartments constructed in Schedule 'A' property apartment measuring 1194.48 Square Feet of super built up area consisting with Two Bed Rooms with attached toilets, living hall, kitchen, balcony, floorings with vitrified tiles and inclusive of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use along with one Covered car parking space and the said apartment is bounded by: East by : Block-C, West by : Flat No. 105, North by : Open to Sky, South by : Flat No. 107.	**Rs. 89,79,450.79 (Rupees Eighty Nine Lakhs Seventy Nine Thousand and Four Hundred Fifty and Paisa Seventy Nine Only) as on 04.10.2026 Plus further interest and charges till date.**	**26.11.2026 From 2:00 PM to 6:00 PM**	**Reserve Price: Rs. 46,45,000/-** **EMD: Rs. 4,64,500/-** **Last Date and Time of Receipt of EMD Amount: 26.11.2026 upto 6.00 PM** **Bid Increment Amount: Rs. 50,000/-**	**Physical Possession**	**With Prior Appointment from authorized officer**
4	**(1) Mr. Sampath K** S/o Krishnamurthy No. 72, 2nd Main , 13th Cross, Near Mullakatamma Temple, Vittalanagar, Bengaluru-560099. **(2) Mrs. Radhika S** W/o Sampath K, No. 72, 2nd Main , 13th Cross, Near Mullakatamma Temple, Vittalanagar, Bengaluru-560099.	**SCHEDULE OF THE PROPERTY** **SCHEDULE-A :** All that piece and parcel of the land bearing converted Sy. No.43 (vide order No.ALN(S.U)SR174/2010-11 dated 03.05.2011) measuring to an extent of 1 Acre 14 Guntas out of which 04 Guntas of Kharab, situated at Gottigere Village, Uttarahalli Hobli, Bengaluru South Taluk, presently comes under Bruhath Bengaluru Mahanagara Palike Limits and bounded on: East by : Re-Sy. No.61 (Quarry), West by : Private Property, North by : Sy. No.44 and Road, South by : Himagiri Properties (Sy. Nos.42 & 130). **SCHEDULE 'B' :** 316.78 Square feet undivided share, right, title, interest and ownership in Schedule 'A' property. **SCHEDULE 'C' PROPERTY :** All that Residential Flat No.302 in (C-BLOCK) 3rd Floor in "PRUTHVI ROYAL" Apartments constructed in Schedule "A" property apartment measuring 1229.13 Square Feet of super built up area consisting with Two Bed Rooms with attached toilets, living hall, kitchen, balcony, floorings with vitrified tiles and inclusive of proportionate share in common areas such as passages, lobbies, lifts, staircases and other areas of common use along with one Covered car parking space and the said apartment is bounded by: East by : Corridor and Flat No.309, West by : B-BLOCK, North by : Open to Sky and Flat no. 303, South by : Flat No. 301.	**Rs. 89,50,379.13 (Rupees Eighty Nine Lakhs Fifty Thousand and Three Hundred Seventy Nine and Paisa Thirteen Only) as on 04.10.2026 Plus further interest and charges till date.**	**26.11.2026 From 2:00 PM to 6:00 PM**	**Reserve Price: Rs. 42,32,000/-** **EMD: Rs. 4,23,200/-** **Last Date and Time of Receipt of EMD Amount: 26.11.2026 upto 6.00 PM** **Bid Increment Amount: Rs. 50,000/-**	**Physical Possession**	**With Prior Appointment from authorized officer**
5	**Sri. Mohan Kumar. S** S/o Sri. Srikanta Bommana, No.8, 16th Main Road, M.L.E.F School, Muneshwara Block, Bengaluru South, Bengaluru– 560026. **also at:** Flat No.3005, 3rd Floor, Mayur Daffodils, S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru-562125.	**Schedule A Property:** All that piece and parcel of the Residentially converted land by the Asst commissioner vide no ALN.SR.(A)319/2004-05, formed out of Sy. No.119/3, measuring 1 Acre and 10 Guntas, situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru and bounded on the East by: Land of Sri Yellappa S/o Sri Kivudappa, West by: Land bearing sy. No. 119/2, North by: Road Reaching to Handenahalli Village, South by: Land of Thyavakanahalli Balappa **Schedule 'B' Property:** 482 Sq. ft of undivided share, right, title and interest in the schedule 'A' property **Schedule 'C' Property:** All the piece and parcel of the Residential Apartments/ Flat bearing No. 3005, on the 3rd floor, in the Residential Apartment building known as "MAYUR DAFFODILS", having super built up area measuring 1205 Square feet, constructed on the Schedule "A" Property, along with one covered Car parking space in the basement Level and the apartment is bounded on the: East by: Open Space, West by: Corridor, North by: Flat No. 3004, South by: Flat No. 3006	**Rs. 66,22,733.06 (Rupees Sixty-Six Lakhs Twenty-Two Thousand Seven Hundred Thirty-Three and paise Six only) as on 15.08.2026 Plus further interest and charges till date.**	**26.11.2026 From 2:00 PM to 6:00 PM**	**Reserve Price: Rs. 43,93,000/-** **EMD: Rs. 4,39,300/-** **Last Date and Time of Receipt of EMD Amount: 26.11.2026 upto 6.00 PM** **Bid Increment Amount: Rs. 50,000/-**	**Physical Possession**	**With Prior Appointment from authorized officer**
6	**Smt. Indramathi. R,** W/o Sri. Manju Naik, No.51, Eelam, Near Methodist Church, Arahalli, Kolar, Karnataka-563101. **also at** Flat No.G008, Ground Floor, Mayur Daffodils, S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru-562125	**Schedule 'A' Property:** All that piece and parcel of the Residentially converted land by the Assistant commissioner vide No.ALN.SR.(A)319/2004-05, formed out of Sy No.119/3, measuring 01 Acre and 10 Guntas, situated at S. Medahalli Village, Sarjapura Hobli, Anekal Taluk, Bengaluru Rural and bounded on the: East by : Land of Sri. Yellappa, S/o Sri. Kivudappa, West by : Land bearing Sy No.119/2, North by : Road reaching to Handenahalli Village, South by : Land of Thyavakanahalli Balappa. **SCHEDULE 'B' PROPERTY:** 392 Square Feet of undivided share, right, title and interest in the Schedule "A" Property. **SCHEDULE 'C' PROPERTY:** All that piece and parcel of the Residential Apartment/Flat bearing No.G-008, on the Ground Floor, in the Residential Apartment building known as "MAYUR DAFFODILS", having Super Built Up Area measuring 980 Square Feet, Constructed on the Schedule "A" Property, alongwith One covered Car Parking Space in the Basement Level and the Apartment is bounded on the: East by : Open Space, West by : Corridor, North by : Flat No. G-007 , South by : Flat No. G-009.	**Rs. 48,96,763.65 (Rupees Forty-Eight Lakhs Ninety-Six Thousand Seven Hundred Sixty-Three and paise Sixty-Five only) as on 15.08.2026 Plus further interest and charges till date.**	**26.11.2026 From 2:00 PM to 6:00 PM**	**Reserve Price: Rs. 35,72,500/-** **EMD: Rs. 3,57,250/-** **Last Date and Time of Receipt of EMD Amount: 26.11.2026 upto 6.00 PM** **Bid Increment Amount: Rs. 50,000/-**	**Physical Possession**	**With Prior Appointment from authorized officer**

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction and online auction portal Baanknet.com Also, prospective bidders may contact the Authorised officer on Tel No. 080-25011426, Mobile: 9440647971.

Note: All charges including property tax, Electricity charges, Water Bills and etc if any other charges shall be borne by the successful bidder only.

Date: 05.11.2026 **Authorised Officer**
Place:- Bengaluru **Bank of Baroda**

JANA SMALL FINANCE BANK
(A Scheduled Commercial Bank)

Registered Office: The Fairway, Ground & First Floor, Survey No.10/1, 11/2 & 12/2B, Off Domlur, Koramangla Inner Ring Road, Next to EGL Business Park, Challaghatta, Bangalore-560071.

DEMAND NOTICE UNDER SECTION 13(2) OF SARFAESI ACT, 2002.

Whereas you the below mentioned Borrower's, Co-Borrower's, Guarantor's and Mortgagors have availed loans from **Jana Small Finance Bank Limited**, by mortgaging your immovable properties. Consequent to default committed by you all, your loan account has been classified as **Non-performing Asset**, whereas **Jana Small Finance Bank Limited** being a secured creditor under the Act, and in exercise of the powers conferred under section 13(2) of the said Act read with rule 2 of Security Interest (Enforcement) Rules 2002, issued **Demand notice** calling upon the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors as mentioned in column No.2 to repay the amount mentioned in the notices with future interest thereon within **60 days** from the date of notice, but the notices could not be served on some of them for various reasons.

Sr. No.	Name of Borrower/ Co-Borrower/ Guarantor/ Mortgagor	Loan Account No. & Loan Amount	Details of the Security to be enforced	Date of NPA & Demand Notice date	Amount Due in Rs. / as on
1	**1) Mr. Krishnamurthy P/ Mr. Krishana Murthy Nayakar, S/o. Periyaswamy V Nayakar, 2) Mrs. Krishnaveni K, W/o. Krishana Murthy Nayakar**	**Loan Account No. 30139630000270 2900510001603 Loan Amount: Rs.11,00,000/- Rs.62,000/-**	**Mortgaged Immovable Property:** All that piece and parcel of the immovable residential Northern half portion of Site No.07, bearing HASB Old Katha No.131/1, New BBMP Katha No.131/1A, situated at Garakamanthanapalya, Hamlet of Byrasandra, K.R.Puram Hobli, Bangalore South Taluk, now comes under the jurisdiction of BBMP, Bangalore and **Bounded on: East by:** Property of Muniyappa, **West by:** Road, **North by:** Road, **South by:** Southern half portion of Site No.7. Measuring East to West: 36 feet and North to South: 18.6 feet.	**Date of NPA: 29-09-2026 Demand Notice Date: 29-10-2026**	**Rs.6,53,841.99** (Rupees Six Lakh Fifty Three Thousand Eighty Hundred Forty One and Ninety Nine Paisa Only) **due as on 19.10.2026**

Notice is therefore given to the Borrower/ Co-Borrower/ Guarantor & Mortgagor as mentioned in Column No.2, calling upon them to make payment of the aggregate amount as shown in column No.6, against all the respective Borrower/ Co-Borrower within **60 days** of Publication of this notice as the said amount is found payable in relation to the respective loan account as on the date shown in Column No. 6. It is made clear that if the aggregate amount together with future interest and other amounts which may become payable till the date of payment, is not paid, **Jana Small Finance Bank Limited** shall be constrained to take appropriate action for enforcement of security interest upon properties as described in Column No.4. Please note that this publication is made without prejudice to such rights and remedies as are available to **Jana Small Finance Bank Limited** against the Borrower's/ Co-Borrower's/ Guarantor's/ Mortgagors of the said financials under the law, you are further requested to note that as per section 13(13) of the said act, you are restrained/ prohibited from disposing of or dealing with the above security or transferring by way of sale, lease or otherwise of the secured asset without prior consent of Secured Creditor.

Date: 06.11.2026, Place: Bangalore **Sd/- Authorised Officer, For Jana Small Finance Bank Limited**

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