बैंक ऑफ़ बड़ौदा
Bank of Baroda

Bank of Baroda, Regional Office, Bangalore North

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E-AUCTION 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 Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision 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, 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 **"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(s)/ Guarantor(s)/ Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below-

SR/ LOT NO.	NAME & ADDRESS OF BORROWER/S/GUARANTOR/S	GIVE SHORT DESCRIPTION OF THE IMMOVABLE PROPERTY WITH KNOWN ENCUMBRANCES, IF ANY	TOTAL DUES	DATE & TIME OF E-AUCTION	RESERVE PRICE, EMD AND BID INCREASE AMOUNT	STATUS OF POSSESSION (CONSTRUCTIVE/ PHYSICAL)	PROPERTY INSPECTION DATE & TIME
1	Sri Zakki Ullah Khan Branch : Peenya 2nd stage, Bengaluru	**Schedule 'A'-** 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). **Schedule 'B'-** 382.24 Sq. Ft. (Three Hundred and Eighty Two point Twenty Four Square Feet) undivided share, right title interest and ownership in the land compromised in the Schedule 'A' Property. **Schedule 'C' –** 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.	**Rs. 49,81,157.32 (Rupees Forty Nine Lakhs Eighty One Thousand One Hundred Fifty Seven and Thirty Two Paise Only) as on 08.10.2025 plus Further interest and other charges.**	**04.02.2026 & From 02:00 PM to 06:00 PM** **Last Date and Time of Receipt of EMD Amount: 03.02.2026 till 5 PM**	**Reserve Price: Rs. 65,53,000/-** **EMD Amount: Rs. 6,55,300/-** **Bid Increase Amount: Rs.25,000/-**	**PHYSICAL POSSESSION**	**WITH PRIOR APPOINTMENT FROM AUTHORISED OFFICER**
2	Sri Sanjay R Branch: Yelahanka, Bengaluru	**Schedule 'A' –** All that piece and parcel of immovable property/land in the layout formed by the Karnataka Housing Board situated at 5th Phase, Yelahanka New Town, Bangalore – 560064, measuring : East to West : 15.60 Mtrs, North to South : 15.60 Mtrs, And having a total area of 243.36 Sq. Mtrs., and bounded on: East By: KHB Land/N-LIG/Block No 20, West By: KHB Land/Road, North By: KHB Land/Drain, South By: KHB Land/Road. The Vendor having sold 1/18th undivided interest in all of the above property to the purchaser. **Schedule 'B' -** All that piece and Parcel of the property bearing Residential Apartment/Flat/Tenement No. 961-N-LIG, Present BBMP Khata No. 329/3425/3465/961/19, in ground floor of block No.19 consisting of 1/18 residential apartments with super built up area of 26.365 Square Meters or 283.68 Square Feet along with 1/18th undivided share in the Block No. 19 in the layout formed by Karnatka Housing Board, at 5th Phase, Yelahanka New Town, Ward No. 2, Bangalore, measuring East to West 15.60 Meters and North to South 15.60 Meters, measuring in all 243.36 Square Meters and bounded on the:- East by: K.H.B.Land/N-LIG/Block No.20, West by: K.H.B.Land/Road, North by: K.H.B.Land/Drain, South by: K.H.B.Land/Road.	**Rs.11,38,611.10 (Rupees Eleven Lakhs Thirty Eight Thousand Six Hundred Eleven and Ten Paise Only) as on 08.10.2025 plus Further interest and other charges.**	**04.02.2026 & From 02:00 PM to 06:00 PM** **Last Date and Time of Receipt of EMD Amount: 03.02.2026 till 5 PM**	**Reserve Price: Rs.12,50,000/-** **EMD Amount: Rs. 1,25,000/-** **Bid Increase Amount: Rs.25,000/-**	**PHYSICAL POSSESSION**	**WITH PRIOR APPOINTMENT FROM AUTHORISED OFFICER**

For detailed terms and conditions of sale, please refer to the link provided in https://www.bankofbaroda.in/e-auction.htm and https://ebkray.in. Also, prospective bidders may contact the concerned officer on Mobile No's. 7204587384, 9480631686.

Date: 05.01.2026
Place: Bangalore

Sd/- Authorised Officer,
Bank of Baroda