



ANNEXURE-A

NOTICE OF SALE THROUGH PRIVATE TREATY

**BANK OF BARODA**

Address of the Branch : ROSARB, MANGALORE  
Authorized Officer's Details :  
Name : MR. AMIT KUMAR GUNJAN  
Phone Nos. of Branch : 0824-2413513  
E-mail ID of Branch : sarman@bankofbaroda.com  
Mobile No : 7353336137  
Landline No. (Office) :

**NOTICE AND STANDARD TERMS & CONDITIONS FOR SALE OF PROPERTY THROUGH PRIVATE TREATY**

The undersigned as Authorized Officer of Bank of Baroda has taken over possession of the schedule property(ies) u/s 13(4) of the SARFAESI Act.

Public at large and in particular to the Borrower (s), Mortgagor (s) and Guarantor (s) are informed that the below described Immovable/Movable property/ies charged to the Bank of Baroda and possession of which has been taken by the Authorized Officer of Bank of Baroda will be sold through Private Treaty on "As is where is", "As is what is", "Whatever there is" basis under following **terms & conditions for recovery of dues in below mentioned account/s.**

1. Sale through Private Treaty will be on "As is where is", "As is what is", "Whatever there is" basis and under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8(8) of the Security Interest (Enforcement) Rules, 2002 (hereinafter referred as "Rules")
2. Prospective Purchaser is requested to submit application/offer to the Bank in attached format (Annexure- B) to purchase the property. Offer amount should be not less than the reserve price mentioned below. Prospective Purchaser should submit an application in (Annexure- B) to the Authorized Officer along with EMD @10 % of Reserve Price with the following documents —
  - a. Pan Card (Mandatory)
  - b. Election ID/Electricity Bill/Passport/Bank Account Statement/ Any other valid and acceptable document showing the address (As address proof)
  - c. In case of Company, along with above, Board Resolution authorizing the officials of the company to participate in sale by \*Private Treaty.
  - d. Copy of proper authorization, in case of authorized officials.
  - e. Phone/Mobile Number /email ID
3. On receipt of the application offer, Bank will evaluate the same and complete other statutory procedures and communicate acceptance of offer through letter of sale of secured asset(s) to the prospective purchaser specifying the terms and conditions of the sale through Private Treaty.

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4. The purchaser shall pay a deposit of 25% twenty five percent of the amount (including EMD amount) of the safe consideration on the someday or next working day of receipt of Bank's acceptance of offer and the remaining 75 % amount on or before 15 days or such extended period may be agreed upon in writing between the AO/Bank and purchaser, in any case not exceeding three months.
5. Failure to remit the amount as required under clause (4) above, will cause forfeiture of amount already paid including 10% of the amount paid along with application and the Authorized Officer shall have the liberty conduct a fresh sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.
6. In case of non-acceptance of purchasers offer by the Bank, the amount of 10% paid along with the application will be refunded without any interest.
7. On receipt of the entire sale consideration, the Authorized Officer will issue the Sale Certificate as per Rules. The purchaser has to bear all applicable stamp duty, registration fee, and other expenses, taxes, duties etc. No request for inclusion/substitution of names, other than those mentioned in the application, in the sale certificate will be entertained. The Sale Certificate will be issued in the name of the applicant purchaser only. 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. In case sale is cancelled due to any DRT/ Court order or delay in handing over Physical possession or any other reasons, Bank will return the amount deposited without any interest.
8. The Bank reserves the right to reject any offer of purchaser without assigning any reason.
9. In case of more than one offer, the Bank will accept the highest offer or may conduct inter-se bidding among the interested purchasers.
10. In case of Immovable property, payment of sale consideration will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be deducted by the purchaser only at the time of deposit of remaining 75% of the bid amount. In case of Movable assets, the successful prospective purchaser shall have to pay applicable Goods & Service Tax (GST) or any the applicable tax over and above sale amount to Bank.
11. The property is being sold with all the existing and future encumbrances whether known or unknown to the Bank. The Authorized Officer / Secured Creditor Bank shall not be responsible in any way for any third party claims / rights / dues.
12. The purchaser should conduct due diligence on all aspects related to the property (under sole through private treaty) to his satisfaction. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the prospective purchaser should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ RTO/ other Statutory authorities regarding the encumbrances and claims/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, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The Authorized

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Officer/ Secured Creditor shall not be responsible in any way for any third party encumbrances/ claims/rights/dues. The Bank does not undertake any responsibility to procure any Permission/license, NOC, etc. in respect of the property offered for sale. The Purchaser has to bear all applicable outstanding dues of water/service charges, transfer fees, electricity dues, and dues to the Municipal 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 sale of the property. The purchaser shall not be entitled to make any claim against the Authorized Officer i Secured Creditor in this regard at a later date.

13. Intending Bidders are advised to properly read the above terms & conditions of sale and follow them strictly.
14. Sale shall be in accordance with the provisions of SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 framed there under and the Terms & conditions mentioned above.
15. The interested parties may contact the Authorized Officer for further details/ Property Inspection/any clarification and for submitting their application.

#### SCHEDULE

The details of Borrower/s / Mortgagor / Guarantor/s, Secured Assets, Total Dues, Reserve Price, EMD are mentioned below —

1	Name & address of Borrower/s / Guarantor/ Mortgagor s	1)M/s. Entrack Overseas Pvt Ltd(Borrower) No.213 & 214, 1 <sup>st</sup> Floor, AD Corp, Mahendra Arcade, K R Rao Road, Mangalore-575003  2)Mr. Ullala Aditya Nayak(Director and Guarantor) Door no. 3-31/2639/1 Karangalpady Cross Road, 89A, Kodialbail Village, Kadri Ward, Mangalore - 575003  3)Mrs Sudha Sadananda Nayak(Director and Guarantor) Door no. 3-31/2639/1 Karangalpady Cross Road, 89A, Kodialbail Village, Kadri Ward, Mangalore - 575003
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2	<p><b>Land and Building-</b> Give Description of properties/measurable area/extent and boundaries of such properties/nearest Landmark / with Postal Pin code etc.) with known encumbrances, if any Mortgaged by</p> <p><b>In case of Plant and Machinery and other Movable Assets</b> (Assets descriptions viz. make, date of purchase etc. and de5cription, its place of location along with nearest Landmark/Postal Pin code etc.)</p>	<p>Non agricultural converted immovable property held on warg right, situated at 89-A, Kodialbail Village, Mangalore Taluk, within Kadri ward of Mangalore City Corporation, within the Registration Sub-district of D.K. District more fully detailed in schedule' below together with all mamool, easementary and other rights and appurtenants thereto.</p> <p><b>Schedule</b> Survey no. R.S.No.58-2C1B, T.S.No.1575-10B, with property extent of 0-35 Acres, western position, Converted, along with a residential building bearing Door no.3W-31-2639/1, located at 89-A, Kodialbail Villiage, Mangalore Taluk, Dakshina Kannada, with Boundaries. North : Private Road 16 feet wide retained by the settler for common use. South : Plot belonging to D.H.Nazareth. East : Plot given to Gopal Krishna Nayak. West : Public Road.</p> <p>Name of the Mortgager : Mr. Ullal Adhitya Nayak</p> <p>[NOTE: Litigations with regards to the above property are pending before honorable Courts, the Auction sale is "As is where is", "As is what is", and "Whatever there is" basis]</p>
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3	<b>Total Dues.</b>	Rs. 37,94,17,832.30 as on 08.07.2024 + unapplied interest from 09.07.2024 onwards + Other applicable charges etc. till date of realization of full dues.
4	<b>Reserve Price (Rs.) (below which the property will not be sold)</b>	Rs.8,01,00,000/- (Rupees Eight Crore One Lakh Only)
5	<b>Earnest Money Deposit (EMD)—</b>	Rs.80,10,000/- ( Rupees Eighty Lakhs Ten Thousand only)
6	<b>EMD deposit Account No &amp; IFSC Code.</b>	A/c No. : <b>61370015181219</b> IFSC Code: <b>BARBOSARMAN</b> <b>(5<sup>th</sup> Character is Zero)</b>  Name of the account: <b>New Intermediary</b>  Branch : <b>BANK OF BARODA ROSARB, MANGALORE.</b>
7	<b>Status of possession</b>	Physical

Date: 01-01-2025  
Place: MANGALURU



For Bank of Baroda  
For BANK OF BARODA  
Authorized Officer  
Authorised Officer

Enc: Annexure B – Application for Purchase of Property through Private Treaty.

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