



ಪ್ರಾದೇಶಿಕ ಕಾರ್ಯಾಲಯ, ಉಡುಪಿ
क्षेत्रीय कार्यालय, उडुपी
Regional Office, Udupi

दिनांक Date: 23-04-2026

ANNEXURE – A

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 Securitisation 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 Authorised 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/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/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	Date And Time of e- Auction	1.Reserve Price- 2. EMD Amount– 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	M/s. Buvi Cashew Industry Prop. Mrs. Sujatha w/o Shyam Kumar Sy.No.80/12 & 80/14,	EMTD of Land Portion I S.No.80/12 (Non-Agri Residential) (EXT: 50 Cents) 2023.42 SQM, Conversion order No. LNA (2) CR 281/2012-13, Dt: 20-07-2013, and the Boundaries are North: Sy.No.80/14 & Approach	Rs. 49,74,329.00/- (Rupees Forty Nine Lakhs Seventy Four Thousand Three Hundred Twenty	14-05-2026 2.00 PM to 6.00 PM	1.Rs.29,00,000/- + 2. Rs. 2,90,000/- 3. Rs. 10,000/-	Physical	11-05-2026 Upto 4.00 P.M

	Miyar Village, Karkala Taluk, Udupi District. Mrs. Sujatha w/o Shyam Kumar (Borrower) Baidal Road, Doopadakatte, Nitte Village, Karkala Tk., Udupi District. Mr. Shyam Kumar s/o Late C R Ramasany Boyar (Guarantor), Baidal Road, Doopadakatte, Nitte Village, Karkala Tk., Udupi District.	Road, East: Remaining Portion of the Same S.D., South: S.D. Line, West: S.No.80/11 Portion 11 S.N. No.80/14 (Non-Agri Residential) of 0.50 Acre (50 Cents) 2023.42 SQM Conversion Order No. LNA (2) CR 30/2016-17, DT: 22-04-2016 AND THE Boundaries are North: Sy.no. 488 & Approach Road East: S.No.79, South: 1st item of property,,West: S.No.80/11, E-Property No/s. as per Form 9-11A,1. 152600101400143019, 2. 152600101400143017	Nine Only) + Interest from 22-04-2026 and Charges)				
2	Borrower: Mr. Shekunjni S/o T.K Ismail House No.2-159, Alarafa Polya Road, Uchila, Bada Village, Kaup Taluk Udupi district. Co-Borrower: Mrs. Shabanaza W/o Shekunjni	Non-agriculture immovable property held on muli right and situated in Bada Village of Kapu Taluk, Udupi District, coming within the limits of Bada Village panchayat, with the Sub registration District of Mulki and comprised in Survey No.166/10, Converted Portion of 0.08 cents, in Form 9 & 11A issued by PDO of bada village Panchayat, kapu Taluk the above property bearing Asset Number	Rs. 22,71,114.50/- (Rupees Twenty Two Lakhs Seventy One Thousand One Hundred Fourteen and Paise Fifty Only) as on 22-04-2026 plus further Interest, charges and expenses thereon.	14-05-2026 2.00 PM to 6.00 PM	1.Rs. 9,00,000/- + 2. Rs. 90,000/- 3. Rs. 10,000/-	Physical	11-05-2026 Upto 4.00 P.M

	House No.2-159, Alarafa Polya Road, Uchila, Bada Village, Kaup Taluk, Udupi District	152600303200122782 Measures 323.74 Sq.Mtr with boundaries: East: Portion of the Same S.D West: Portion of the Same S.D. North: Portion of the Same S.D South: Portion of the Same S.D.					
3	Borrower: Mr. Avinash s/o Soorya Co-Borrower: Mrs. Shalini Avinash Suvarna w/o Mr. Avinash Both residing at, D No: 4-302A (19), 2nd floor, Ambika White House, Near Ganapathy Co-op Society, Thenkanidiyoor Village, Post Kodavoor, Udupi Taluk and Dist, PIN - 576106	All that part and parcel of the property in Sy No: 147/4 measuring 655 Sq Ft along with Residential Apartment No. OP-8, D No : 4-302A (19), 2nd floor, Ambika White House, Near Ganapathy Co-op Society, Thenkanidiyoor Village, Post Kodavoor, Udupi Taluk and Dist, PIN – 576106, PID NO 152600304200122334 and bounded by: North: Road South: Portion of same SD East: Road West: Portion of same SD	Rs. 20,58,617.00/- (Rupees Twenty Lakhs Fifty Eight Thousand Six Hundred Seventeen Only) as on 22-04-2026 plus further Interest, charges and expenses thereon.	14-05-2026 2.00 PM to 6.00 PM	1.Rs.13,50,000/- 2. Rs. 1,35,000/- 3. Rs. 10,000/-	Physical	11-05-2026 Upto 4.00 P.M
4	Borrowers: M/s Kemmale Group of Hotels, a partnership firm Business Address: Door No.2/27B1, 2/27B2, 2/27B3, Moodubelle main road, Near Canara Bank ATM.	All that piece and parcel of Vacant Land in Sy.No. 108/1C3, measuring 25 cents (1012.00 Sq.Mtrs) PID No. 152600305300220992 Situated at Korangrapady Village within Alevoor Village Panchayat of Udupi taluk & District. Boundaries of the Property: North: SD line of S.No.108/1C4 South: SD line of S.No.108/1C2	Rs. 54,92,729.11/- (Rupees Fifty Four Lakhs Ninety Two Thousand Seven Hundred Twenty Nine and Paise Eleven Only) as on 22-04-2026 plus further Interest,	14-05-2026 2.00 PM to 6.00 PM	1.Rs.29,00,000/- 2. Rs. 2,90,000/- 3. Rs. 10,000/-	Physical	11-05-2026 Upto 4.00 P.M



Moodubelle, Udupi-576 120. Office Address: Intech City 1st Floor, Near Bank of Baroda Korangrapady, Udupi-574 118 Partners and Also Guarantors: 1.Mr. Raghavendra Kunder s/o Sundar Kunder, Shree Gajanana Shirdi Sai Baba Road, Korangradpady, Udupi – 574118 2. Mr. Manjunath K Govinda DOOR NO 1-178 (7) FLAT NO 102 INTECH CITY, 1ST FLOOR NEAR BOB BANK KORANGRAPADY, Udupi – 574118 3.Mr. Don Sherlock Karkada, S/O GODWIN KARKADA, PEACE HEAVEN, H NO 6-68(B), NEAR C J CHURCH, 76	East: SD line of S.No. 108/1C5 West: SD line of S.No. 108/1B	charges and expenses thereon.				
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	BADAGABETTU, Udupi – 576101 4.Mr.Hemanth S Poojary S/O SANJEEVA K POOJARI, DWARAKA 76 BADAGABETTU BAILLOOR, UDUPI – 576101 5.Mr. Dinesh Boggu Poojary, NEECHA THOTA KORANGRAPADY, UDUPI- 574118						
5	M/s. Pranamya Biofuel, S.No.605/2B3 (Old S.No.605/2B3- P2), Perdoor Village, Brahamaver Taluk & Udupi Dt Guarantor: Smt.Srinidhi Abhinandan Bhat, Flat No.203, 2nd Floor, Mehaan Mansion Gundibail Road, Udupi-576101	All that part & parcel of land with building thereon at site bearing Sy.No.605-2B3 (old Sy.No.605/2B3-P2) measuring 20 Cents at Perdoor Village Panchayat bearing property Khata No.152600302700173515, 809.37 Sq.Mtrs. Bounded By: East: S.No.605/2B1, West: S.No. Road Portion of the Same SD, North: Portion of the Same SD, South: S.No. 605/2B1 Along with the machineries and the available auxiliaries.	RS. 1,09,74,165.06/- (Rupees One Crore Nine Lakhs Seventy Four Thousand One Hundred Sixty Five and Paise Six Only) as on 22-04-2026 plus further Interest, charges and expenses thereon.	14-05-2026 2.00 PM to 6.00 PM	1.Rs.22,50,000/- 2. Rs. 2,25,000/- 3. Rs. 10,000/-	Physical	11-05-2026 Upto 4.00 P.M
6	Mrs. Rukiya W/O Mohammed Nazeem	EMTD of Land and Building with Door No.3-98/1 in Sy.No. 72-4P3-	Rs. 40,66,793.78/-	14-05-2026	1.Rs.11,00,000/-	Physical	11-05-2026

	D.No. 5-51, Ameena Manzil, Near Garadi Tenka, Yermal, Kaup Taluk, Udupi District - 574 119 Mr. Mohammed Nazeem S/o Suleiman Door No. 1-97, Near Old Masjid, Bada Village, Uchila - 574 117.	1.75 Cents, 72/5P12-1.50 Cents, Total Of 3.25 Cents, Mission Compound, Fisheries Road, Muloor Village, Kaup Taluk, Udupi District - 574106. Boundaries of the Property: S.no.72-4P3-1.75 cents, North: S.no.72-11, South: portion of the same S.D, East: S.no.72-19, West: portion of the same S.D., S.no.72-5P12- 1.50 Cents, North: S.no.72-11, South: Portion of the same S.D, East: S.no.72-4 item no.1 property, West: portion of the Same S.D. Road.	(Rupees Forty Lakhs Sisty Six Thousand Seven Hundred Ninety Three and Paise Seventy Eight Only) as on 22-04-2026 plus further Interest, charges and expenses thereon.	2.00 PM to 6.00 PM	2. Rs. 1,10,000/- 3. Rs. 10,000/-		Upto 4.00 P.M
7	Borrower: Mr. Abeed s/o Abdul Kuyyam Door no. 3-67, Mullagudde, Bada village, Uchila, Kaup Taluk - 574117 Co-Borrower: Mrs. Jameela w/o Abdul Kuyyam Door no.3-67, Mullagudde, Bada village, Uchila, Kaup Taluk-574117.	All that piece and parcel of the immovable residential property with land & building in Sy.no.180/2c23 (PID no.152600303200120844) measuring 2.75 cents situated in Bada Village, Uchila, Kaup Taluk-574117. With boundaries of the property north: road south: s.no.180/2c west: s.no.180/2c east: s.no.180/2c	RS. 22,01,577.97/- (Rupees Twenty Two Lakhs One Thousand Five Hundred Seventy Seven and Paise Ninety Seven Only) as on 22-04-2026 plus further Interest, charges and expenses thereon.	14-05-2026 2.00 PM to 6.00 PM	1.Rs.14,50,000/- 2. Rs. 1,45,000/- 3. Rs. 10,000/-	Physical	11-05-2026 Upto 4.00 P.M
8	Borrower: Mrs. Nanda acharya w/o Harish Chandra Acharya	All that piece and parcel of the immovable property in Sy.no.149/1 and measuring 2.75 cents of converted land and House located at	Rs.12,94,458.37/- (Rupees Twelve Lakhs Ninety Four Thousand Four	14-05-2026 2.00 PM to	1.Rs.6,40,000/- 2. Rs. 6,40,000/-	Physical	11-05-2026 Upto



S.no.149/1, Jalamela Pilar Village, Kaup Taluk, Udupi District- 574116 Co-Borrower: Mr. Harish Chandra Acharya S/o Vadiraja Acharaya S.no.149/1, Jalamela Pilar Village, Kaup Taluk, Udupi District- 574116 Guarantor: Mr. Razak S/o Abdul Ahmed H.no.15-349, Near Janardhan Temple Road, Kaup Taluk, Udupi district- 574116	Jalamela, Pilar Village, Kaup taluk and udupi district- 574116. 9 & 11a in the name of the present owners Nanda and Harish Chandra Acharya. The property identification number 152600304800181903	Hundred Fifty Eight and Paise Thirty Seven Only) as on 22-04-2026 plus further Interest, charges and expenses thereon.	6.00 PM	3. Rs. 10,000/-		4.00 P.M
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For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> also prospective bidders may contact the Authorised officer on Mobile No. 8124576123

Date: 23-04-2026
Place: Udupi

Authorised Officer
Bank of Baroda