



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

दिनांक Date: 02-06-2026

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-<br>2. EMD Amount–<br>3.Bid Increase Amount                                   | Status of Possession (Constructive /Physical) | Property Inspection date & Time.                            |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------|
| 1           | <b>M/s. Buvi Cashew Industry Prop. Mrs. Sujatha w/o Shyam Kumar</b> Sy.No.80/12 & 80/14, Miyar Village, Karkala Taluk, Udupi District. | 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- | Rs. 50,39,650.10/- (Rupees Fifty Lakhs Thirty Nine Thousand Six Hundred Fifty and Paise Ten Only) | <b>22-06-2026</b><br><br><b>2.00 PM</b><br><b>to</b><br><b>6.00 PM</b> | <b>1.Rs.29,00,000/-</b><br><b>+</b><br><b>2. Rs. 2,90,000/-</b><br><br><b>3. Rs. 10,000/-</b> | <b>Physical</b>                               | <b>17-06-2026</b><br><br><b>Upto</b><br><br><b>4.00 P.M</b> |

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|   | <p><b>Mrs. Sujatha w/o Shyam Kumar (Borrower)</b><br/>Baidal Road, Doopadakatte, Nitte Village, Karkala Tk., Udupi District.</p> <p><b>Mr. Shyam Kumar s/o Late C R Ramasany Boyar (Guarantor),</b><br/>Baidal Road, Doopadakatte, Nitte Village, Karkala Tk., Udupi District.</p>             | <p>2013, and the Boundaries are North: Sy.No.80/14 &amp; Approach 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 &amp; 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.<br/>152600101400143019, 2. 152600101400143017</p> | plus Interest from 01-06-2026 and Charges)                                                                                                                                             |                                                           |                                                                                        |          |                                                      |
| 2 | <p><b>Borrower: Mr. Shekunjni S/o T.K Ismail</b><br/>House No.2-159, Alarafa Polya Road, Uchila, Bada Village, Kaup Taluk Udupi district.</p> <p><b>Co-Borrower: Mrs. Shabanaza W/o Shekunjni</b><br/>House No.2-159, Alarafa Polya Road, Uchila, Bada Village, Kaup Taluk, Udupi District</p> | 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                                                                                                                                                                                                 | <p><b>Rs. 23,56,331.31/-</b><br/>(Rupees Twenty Three Lakhs Fifty Six Thousand Three Hundred Thirty One and Paise Thirty One Only) as on 01-06-2026 plus further Interest, charges</p> | <p><b>22-06-2026</b></p> <p><b>2.00 PM to 6.00 PM</b></p> | <p><b>1.Rs. 8,00,000/- +</b><br/><b>2. Rs. 80,000/-</b><br/><b>3. Rs. 10,000/-</b></p> | Physical | <p><b>17-06-2026</b></p> <p><b>Upto 4.00 P.M</b></p> |

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|   |                                                                                                                                                                                                                                                                                                            | bada village Panchayat, kapu Taluk the above property bearing Asset Number 152600303200122782 Measures 323.74 Sq.Mtr with boundaries:<br>East: Portion of the Same S.D<br>West: Portion of the Same S.D.<br>North: Portion of the Same S.D<br>South: Portion of the Same S.D.                                                                                                                                       | and expenses thereon.                                                                                                                                                                             |                                                    |                                                                                       |                 |                                               |
| 3 | <b>Borrower:</b><br>Mr. Avinash s/o Soorya<br><b>Co-Borrower:</b><br>Mrs. Shalini Avinash Suvarna w/o Mr. Avinash<br><b>Both residing at,</b><br>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:<br>North: Road<br>South: Portion of same SD<br>East: Road<br>West: Portion of same SD | <b>Rs. 20,78,964.36/-</b><br>(Rupees Twenty Lakhs Seventy Eight Thousand Nine Hundred Sixty Four and Paise Thirty Six Only) as on 01-06-2026 plus further Interest, charges and expenses thereon. | <b>22-06-2026</b><br><br><b>2.00 PM to 6.00 PM</b> | <b>1.Rs.12,20,000/-</b><br><br><b>2. Rs. 1,22,000/-</b><br><br><b>3. Rs. 10,000/-</b> | <b>Physical</b> | <b>17-06-2026</b><br><br><b>Upto 4.00 P.M</b> |

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| 4 | <p><b>Borrowers:</b><br/>M/s Kemmale Group of Hotels, a partnership firm</p> <p><b>Business Address:</b><br/>Door No.2/27B1, 2/27B2, 2/27B3, Moodubelle main road, Near Canara Bank ATM. Moodubelle, Udupi-576 120.</p> <p><b>Office Address:</b><br/>Intech City 1st Floor, Near Bank of Baroda Korangrapady, Udupi-574 118</p> <p><b>Partners and Also Guarantors:</b><br/> <b>1.Mr. Raghavendra Kunder s/o Sundar Kunder,</b><br/> Shree Gajanana Shirdi Sai Baba Road, Korangradpady, Udupi – 574118<br/> <b>2. Mr. Manjunath K Govinda</b><br/> DOOR NO 1-178 (7 ) FLAT NO 102 INTECH CITY, 1ST FLOOR NEAR BOB BANK KORANGRAPADY, Udupi – 574118<br/> <b>3.Mr. Don Sherlock Karkada, S/O GODWIN KARKADA,</b><br/> PEACE HEAVEN, H NO 6-68(B), NEAR C J CHURCH, 76 BADAGABETTU, Udupi – 576101</p> | <p>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 &amp; District.</p> <p>Boundaries of the Property:<br/> North: SD line of S.No.108/1C4<br/> South: SD line of S.No.108/1C2<br/> East: SD line of S.No. 108/1C5<br/> West: SD line of S.No. 108/1B</p> | <p><b>Rs. 57,34,586.55/-</b><br/>(Rupees Fifty Seven Lakhs Thirty Four Thousand Five Hundred Eighty Six and Paise Fifty Five Only) as on 01-06-2026 plus further Interest, charges and expenses thereon.</p> | <p><b>22-06-2026</b></p> <p><b>2.00 PM to 6.00 PM</b></p> | <p><b>1.Rs.26,10,000/-</b></p> <p><b>2. Rs. 2,61,000/-</b></p> <p><b>3. Rs. 10,000/-</b></p> | <p><b>Physical</b></p> | <p><b>17-06-2026</b></p> <p><b>Upto 4.00 P.M</b></p> |
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|   | <b>4.Mr.Hemanth S Poojary S/O SANJEEVA K POOJARI,</b><br>DWARAKA 76 BADAGABETTU<br>BAILOOR, UDUPI – 576101<br><b>5.Mr. Dinesh Boggu Poojary,</b><br>NEECHA THOTA<br>KORANGRAPADY, UDUPI-<br>574118                                                  |                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                 |                                                    |                                                                                       |                 |                                               |
| 5 | <b>Borrower: Mr. Abeed s/o Abdul Kuyyam</b><br>Door no. 3-67, Mullagudde, Bada village, Uchila, Kaup Taluk - 574117<br><br><b>Co-Borrower: Mrs. Jameela w/o Abdul Kuyyam</b><br>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<br>north: road<br>south: s.no.180/2c<br>west: s.no.180/2c<br>east: s.no.180/2c | <b>Rs. 22,16,986.92/-</b><br>(Rupees Twenty Two Lakhs Sixteen Thousand Nine Hundred Eighty Six and Paise Ninety Two Only) as on 01-06-2026 plus further Interest, charges and expenses thereon. | <b>22-06-2026</b><br><br><b>2.00 PM to 6.00 PM</b> | <b>1.Rs.13,10,000/-</b><br><br><b>2. Rs. 1,31,000/-</b><br><br><b>3. Rs. 10,000/-</b> | <b>Physical</b> | <b>17-06-2026</b><br><br><b>Upto 4.00 P.M</b> |
| 6 | <b>Borrower: Mrs. Nanda acharya w/o Harish Chandra Acharya</b><br>S.no.149/1, Jalamela Pilar Village, Kaup Taluk, Udupi District- 574116                                                                                                            | 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 Jalamela, Pilar Village, Kaup                                                                                                                                                            | <b>Rs.13,05,987.52/-</b><br>(Rupees Thirteen Lakhs Five Thousand Nine Hundred Eighty Seven and Paise Fifty Two Only) as                                                                         | <b>22-06-2026</b><br><br><b>2.00 PM to 6.00 PM</b> | <b>1.Rs.5,80,000/-</b><br><br><b>2. Rs. 58,000/-</b><br><br><b>3. Rs. 10,000/-</b>    | <b>Physical</b> | <b>17-06-2026</b><br><br><b>Upto 4.00 P.M</b> |



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|   | <p><b>Co-Borrower: Mr. Harish Chandra Acharya S/o Vadiraja Acharaya</b><br/>S.no.149/1, Jalamela Pilar Village, Kaup Taluk, Udupi District- 574116</p> <p><b>Guarantor: Mr. Razak S/o Abdul Ahmed</b><br/>H.no.15-349, Near Janardhan Temple Road, Kaup Taluk, Udupi district- 574116</p>                                                                                                                                                                                                         | <p>taluk and udupi district- 574116.<br/>9 &amp; 11a in the name of the present owners Nanda and Harish Chandra Acharya. The property identification number 152600304800181903</p>                                                                                                                                                                                                                                                            | <p>on 01-06-2026 plus further Interest, charges and expenses thereon.</p>                                                                                                                                   |                                                           |                                                                                              |                        |                                                      |
| 7 | <p><b>Borrowers:</b></p> <ol style="list-style-type: none"> <li><b>Mr. Mahammad Ismail S/o Abdul Karim Budan</b></li> <li><b>Mrs. Meharunnisa W/o Mahammad Ismail</b></li> </ol> <p><b>Address:</b></p> <ol style="list-style-type: none"> <li><b>1-97, Haji Aziz Saheb, Thotta Gudde, Tenka, Yermal, Udupi District – 574119</b></li> <li><b>2) 3-90, Gudde House, Tenka, Yermal, Udupi District – 574119</b></li> </ol> <p><b>Guarantor:</b><br/><b>Mr. Shabbir Ahmed S/o Gulam Hussain</b></p> | <p>All that piece and parcel of land and building existing on S.No.456/5, converted 10 cents of land with Property Number 152600306100111702 admeasuring 404.80 Sq Meter situated at Yellur Village of Kapu Taluk, Udupi District along with the residential building bearing Door No. 4-67/1 with right to make use of the permanent road and the easements thereto.</p> <p><b>Boundaries of the property: (As per Form 9 &amp; 11A)</b></p> | <p><b>Rs. 52,86,672.14/-</b><br/>(Rupees Fifty Two Lakhs Eighty Six Thousand Six Hundred Seventy Two and Paise Fourteen Only)<br/>as on 01-06-2026 plus further Interest, charges and expenses thereon.</p> | <p><b>22-06-2026</b></p> <p><b>2.00 PM to 6.00 PM</b></p> | <p><b>1.Rs.32,80,000/-</b></p> <p><b>2. Rs. 3,28,000/-</b></p> <p><b>3. Rs. 20,000/-</b></p> | <p><b>Physical</b></p> | <p><b>17-06-2026</b></p> <p><b>Upto 4.00 P.M</b></p> |

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|   | <b>1-96, Gudde House, Tenka, Yermal, Udupi District - 574119</b>                                                                                                                                                                                                                                                      | East: Portion of the same S.D/Road<br>West: Portion of the same S.D<br>South: Portion of the same S.D<br>North: Portion of the same S.D                                                                                                                                                                                                                             |                                                                                                                                                                                      |                                                    |                                                                                       |                 |                                               |
| 8 | <b>Borrower:</b><br><b>1)Mrs.Rekha W/o Rajesh</b><br><b>2)Mr. Rajesh S/o Ayyarswami</b><br>Both residing at,<br>Gundyadka, 5 cents Kukkundoor,<br>Karkala Taluk, Udupi – 576117<br><br><b>Guarantor:</b><br><b>Mrs. Saroja w/o Ayyar Swami,</b><br>Baleguli Cross Algeri, No 92/17,<br>Ankola Uttara Kananda – 581314 | All that part & parcel of residential land and building at Sy.No.374/3, portion extent of 12.50 cents at Kukkundoor Village, Karkala Taluk, Property No. 152600101100122304 bounded by:<br>East: Portion of same S.D.<br>South: Portion of same S.D.<br>West: Portion of same S.D.<br>North: Portion of same S.D./ Approach Road (13ft wide) connecting Garadi Road | Rs. 21,17,808.19/-<br>(Rupees Twenty One Lakhs Seventeen Thousand Eight Hundred Eight and Paise Nineteen Only) as on 01-06-2026 plus further Interest, charges and expenses thereon. | <b>22-06-2026</b><br><br><b>2.00 PM to 6.00 PM</b> | <b>1.Rs.13,30,000/-</b><br><br><b>2. Rs. 1,33,000/-</b><br><br><b>3. Rs. 10,000/-</b> | <b>Physical</b> | <b>17-06-2026</b><br><br><b>Upto 4.00 P.M</b> |
| 9 | <b>Borrower:</b><br><b>1)M/s. Swathi Enterprises</b><br><b>Prop: Late Mr. Jnanashekarshetty</b><br>No. 175/9A, Ward – III,<br>Mahaveera Nagar, Dhanashale,<br>Karkala – 574104                                                                                                                                        | All that part and parcel of the immoveable property bearing S.No. 248, SD No. 6P1 (As per sketch S.No. 248/6P3) situated in Karkala kasba Village, Karkala Taluk, within the limit of Karkala Town Municipality, Ward No.                                                                                                                                           | <b>Rs. 60,77,122.36/-</b><br>(Rupees Sixty Lakhs Seventy Seven Thousand One Hundred Twenty Two and Paise Thirty Six                                                                  | <b>22-06-2026</b><br><br><b>2.00 PM to 6.00 PM</b> | <b>1.Rs.23,70,000/-</b><br><br><b>2. Rs. 2,37,000/-</b><br><br><b>3. Rs. 10,000/-</b> | <b>Physical</b> | <b>17-06-2026</b><br><br><b>Upto 4.00 P.M</b> |

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| <p><b>2)M/s. Shree Vignesh Pavers and Blocks,</b><br/><b>Managing Partner: Late Mr. Jnanashekarashetty,</b><br/>Gundyadka, Nakre Cross Road, Kukkundoor, Karkala – 576117</p> <p><b>3)Late Mr. Jnanashekarashetty, represented by Legal Heir Mrs. Yashodha w/o Jananashekara Shetty</b><br/>No. 175/9A, Ward – III, Mahaveera Nagar, Dhanashale, Karkala – 574104</p> <p><b>4)Dr H N Nagarathna w/o K S Rao, Partner of M/s. Shree Vignesh Pavers and Blocks</b><br/>Spandhana Nursing Home, Mangalore Road, Karkala - 574103</p> <p><b>5)Mrs. Rekha U Shankar w/o Udhayashankar H S, Partner of M/s. Shree Vignesh Pavers and Blocks,</b><br/>Sripada, Balangadi Road, Koppa – 577139</p> | <p>III, Near Gomateshwara Betta, Measuring 5 cents and building consisting of 1050 Sqft and bounded on:<br/>East: Portion of same S.D. sold to Smt. Shanthakumari<br/>West: Portion of same S.D. / boundary line<br/>North: Portion of same S.D./ Road<br/>South : Survey Line</p> | <p>Only) as on 01-06-2026 plus further Interest, charges and expenses thereon.</p> |  |  |  |  |
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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: 02-06-2026**  
**Place: Udupi**

**Authorised Officer**  
**Bank of Baroda**