



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

दिनांक Date: 01-07-2026

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 –

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. 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, Korangrapady, 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 BADAGABETTU, Udupi – 576101 4.Mr.Hemanth S Poojary S/O SANJEEVA K POOJARI, DWARAKA 76 BADAGABETTU BAILOOR, UDUPI – 576101 5.Mr. Dinesh Boggu Poojary, NEECHA THOTA KORANGRAPADY, UDUPI- 574118
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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.
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 East: SD line of S.No. 108/1C5 West: SD line of S.No. 108/1B	Rs. 57,84,586.55/- (Rupees Fifty Seven Lakhs Eighty Four Thousand Five Hundred Eighty Six and Paise Fifty Five Only) as on 30-06-2026 plus further Interest, charges and expenses thereon.	20-07-2026 2.00 PM to 6.00 PM	1.Rs.23,50,000/- 2. Rs. 2,35,000/- 3. Rs. 10,000/-	Physical	15-07-2026 Upto 4.00 P.M

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: 01-07-2026
Place: Udupi

Authorised Officer
Bank of Baroda