



बैंक ऑफ़ बड़ौदा Bank of Baroda

// Registered Post with Acknowledgment Due //

Date: 16-03-2026

Sale Intimation Notice

To

Mr T Vasudevan (Borrower)

S/o Thangavelu

Old No 5 New No 13/2, Sri Ram Nagar,

4th Street, TTTI Taramani,

Chennai, Tamil Nadu- India 600113

&

Also at,

Plot No S 12, UDRS No 178/3B & 178/3B1A1,

VNCT Lotus Villas, Kodikulam IInd Bit Village,

Madurai North Taluk,

Madurai 625007

Sir/Madam,

Re: Sale under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002)- Intimation.

Whereas the undersigned being the Authorized Officer of the Bank of Baroda u/s 13(2) of the above said SARFAESI Act, 2002 and in exercise of the powers conferred u/s 13(2) of the said Act read with Rule 3 issued a Demand notice dated **12-02-2025** on calling upon you being the Borrower(s)/Mortgagors(s)/Guarantor (s) to repay the amount of **Rs.51,22,447.04 /- (Rupees Fifty One Lakhs Twenty Two Thousand Four Hundred Forty Seven and Four Paise only) as on 11.02.2025**, with further interest from 12-02-2025 and incidental expenses, costs, charges incurred/to be incurred less recovery in terms of the said notice within 60 days from the date of the said notice.

And whereas the Borrower(s) having failed to repay the amount and hence, the undersigned, in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules has seized/taken over the possession of the property/properties on **01-08-2025** (hereinafter referred as the said properties). And whereas the undersigned in exercise of the powers conferred u/s 13(4) (a) of the SARFAESI Act, 2002 proposes to realize the bank's dues by Sale of the said properties on **01-08-2025**

And whereas the Sale of the said properties will be conducted on "as is where is" "as is what is" and "whatever there is" "Without Recourse" basis through E-Auction and the date of Sale on **20.04.2026 from 02.00 PM to 06:00 PM**, the Reserve Price and EMD as mentioned below has been given in respect of the immovable property and as per other terms and conditions as stipulated under the said Act/Rules.

The amount to be recovered from the Borrower/mortgager as above to the bank as on the scheduled is **Rs.56,19,206.68 /- (Rupees Fifty Six Lakhs Nineteen Thousand Two Hundred six and Sixty Eight Paise only) as on 08-03-2026**, You are also liable to pay further interest

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with effect from 09-03-2026 at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc less recovery if any thereafter which has to be realized by the Sale of the said properties, which may please be noted.

DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of the Immovable Property

All that piece and parcel of the Residential Villa bearing plot No.S-12 now subdivided in to S-12/14,admeasuring an extent of 1500Sq.feet out of house plots, together with **residential individual house known as S-14** having super built up area of 985Square Feet, which includes a common area along with one covered car park, comprised in Survey No.340/3B, co-related to UDR S.No.178/3B Now sub divided survey No.178/3B1A1 admeasuring 2acres and 3 cents under the name and style of "M/S VNCT lotus Villas" situated at Madurai North Registration district, Othakadai Sub Registration District, Erstwhile Madurai North Taluk, Now Madurai East Taluk, Kodilulam II bit village, Madurai North Taluk, Near Thiruvadhavur Road Pachayath, Kodikulam City, Madurai District, Tamil Nadu State, Pin-625007 belonging to T Vasudevan bounded as:

East : Plot No. S-12/15

West: Plot No. S-11/13

North: 24 Feet 0 Inches wide Road

South : Plot No. S-7

Measuring:

East to West on Northern Side : 25 Feet

East to West on Southern Side : 25 Feet

North to South on Eastern Side : 60 Feet

North to South on Western Side : 60 Feet

Now the present survey No. 178/3B1A1A1A1

CERSAI ID: SECURITY INTEREST ID: **400070065761**

Property Id: BARBMOUNTR2026001E Auction Details:-

E Auction Date – **20.04.2026**

Reserve Price: **Rs.37,85,000/-**

EMD- **3,78,500/-**

This is for your information.

Yours faithfully,

(Mr. Shan M)

Authorized Officer under SARFAESI Act, 2002

