



बैंक ऑफ बड़ौदा Bank of Baroda



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 –

Name & address of Borrower/s / Guarantor/ Mortgagor s	1.M/s Sai Ram Tile Works Prop. Late Babu.N.S 06/106, Eluvathur Road Annakara, Trichur-680508 2. Ms.Biniya Babu (Legal Heir of Late Babu) Theertham Nalupurackal House Poonkunnam PO, Thrissur- 680002 3. Mr.Rithik Sai Babu (Legal Heir of Late Babu) Theertham Nalupurackal House Poonkunnam PO, Thrissur- 680002 4. Ms.Sharon Babu (Legal Heir of Late Babu) Theertham Nalupurackal House Poonkunnam PO, Thrissur- 680002
Give short description of the immovable property with known encumbrances, if any (Mortgaged by Respective Owners)	All that part and parcel of the property consisting of an extent of land and all improvements thereon present and future in Survey no.226/1 Annakkara Village, Elvantoor Desom, Chavakkad Taluk in Thrissur District admeasuring 64.752 Ares in the name of Late Mr.N.S.Babu. Boundary North: Open Land South: Property of the firm(Property of M/s Sai Ram Tile Works) East: Road West: Open land
Total Dues as on 22.02.2026	Rs.2,52,01,522.01, (Rupees Two Crore Fifty-Two Lakhs One Thousand Five Hundred and Twenty-Two and paisa zero One only) along with interest from 23.02.2026, costs, charges and expenses.
Date of e-Auction:	19.03.2026

आरओएसएआरबी- एर्णाकुलम, प्रथम तल, पल्लिमुक्कु, एम जी रोड, एर्णाकुलम- 682016 केरला- भारत
ROSARB - Ernakulam, First Floor, Pallimukku, M.G Road, Ernakulam - 682016, Kerala,
India फोन Phone: 0484-2360081,82. ई मेल Email: SARERN@bankofbardoda.com वेबसाइट
Website: www.bankofbaroda.com





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Time of E-auction - Start Time to End Time	Start Time:2.00 PM to End Time: 6.00 PM
1.Reserve Price 2. Earnest Money Deposit/EMD 3. Bid Increase Amount.	1.Rs.70,33,500/- (Rupees Seventy Lacs Thirty-Three Thousand Five Hundred only) 2. Rs.7,03,350.00 (Rupees Seven Lacs Three Thousand Three Hundred Fifty only) 3 .Rs.10000/- (Ten Thousand Only)
Status of Possession	Physical Possession
Property Inspection date & Time	07.03.2026, 3.00 PM

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 Tel No: 0484-2360081 Mobile No: 8089565441, 9400294500.

Date : 26.02.2026

Place: - Ernakulam



Chief Manager &
Authorised Officer
Bank of Baroda

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