



बैंक ऑफ बड़ोदा 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) Mr. Anish Kallarackal Ninan, S/o. Ninan Samuel Kallarackal House, Near Union Club, Kottayam, Kerala – 686001 2) Mrs. Silvy Vargheese, W/o Mr. Anish Kallarackal Ninan, Kallarackal House, Near Union Club, Kottayam, Kerala – 686001								
Give short description of the immovable property with known encumbrances, if any									
Description of the Immovable Property All that piece and parcel of property ie., Land having an extent of 04.05 Ares and Building (*) in Re. Sy.No. 119/12-3-1, Block no. 30 of Peroor Village, Kottayam Taluk, Kottayam District in the name of Mr. Anish Kallarackal Ninan more particularly described in Sale Deed No.902/2020 dated 24.06.2020 of SRO, Ettumanoor and having boundaries on: <table border="1"> <tr> <td>North</td><td>Property of Thellakathukuzhy Sr. Marykutty and Others</td></tr> <tr> <td>East</td><td>Properties of Sarath Salahudeen</td></tr> <tr> <td>South</td><td>Property of Raju Thellakathukuzhy</td></tr> <tr> <td>West</td><td>Properties of T. V Sebastian Thellakathukuzhy and Road</td></tr> </table> (*) – Incomplete/Under Construction Double Storied Residential Building (Building Permit no- BA/1054/0094/2022 DATED 21.05.2022 issued by Ettumanoor Municipality for total built up/ plinth area of 216.95 sq. m)		North	Property of Thellakathukuzhy Sr. Marykutty and Others	East	Properties of Sarath Salahudeen	South	Property of Raju Thellakathukuzhy	West	Properties of T. V Sebastian Thellakathukuzhy and Road
North	Property of Thellakathukuzhy Sr. Marykutty and Others								
East	Properties of Sarath Salahudeen								
South	Property of Raju Thellakathukuzhy								
West	Properties of T. V Sebastian Thellakathukuzhy and Road								
Balance O/s as per 13 (2) Notice dated 02-12-2023	Rs. 60,35,827.74/- as on 30.11.2023 plus uncharged interest and costs from 01.12.2023								
Total Dues as on 18.11.2025	Rs.74,11,058.95/- (Rupees Seventy-Four Lakhs Eleven Thousand Fifty-Eight and Zero Three paise only) along with interest from 23.02.2026, costs, charges and expenses.								
Date of e-Auction: Time of E-auction - Start Time to End Time	16.03.2026 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.40,98,600/- (Rupees Forty Lakh Ninety-Eight Thousand Six Hundred only) 2. Rs.4,09,860/- (Rupees Four Lakh Nine Thousand Eight Hundred Sixty only)								



ROSAERB - Ernakulam, First Floor, Pallimukku, M.G Road, Ernakulam - 682016, Kerala, India फोन Phone: 0484-2360081,82. ई मेल Email: SARERN@bankofbaroda.com वेबसाइट Website: www.bankofbaroda.com



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	3. Rs.10000/- (Rupees Ten Thousand Only)
Status of Possession	Physical Possession
Property Inspection date & Time	03.03.2026, 2.00PM to 5.00 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 and 9895306505.

Date: 23.02.2026
Place: - Ernakulam



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
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