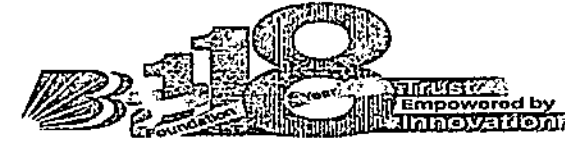




बैंक ऑफ बड़ोदा Bank of Baroda



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:-

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Total Dues	Date & Time of E-auction	Reserve Price, EMD and Bid Increase Amount	Status of Possession (Constructive /Physical)	Property inspection date & time
1	1.M/s. S.P. Constructions, Proprietor Mr. Thomas Paulpandian, No.20, Pugalenthi Street, MGR Nagar, Chennai - 600078. 2. M/s. S.P. Constructions, Proprietor Mr. Thomas Paulpandian, No. AP 1223, 77 th Street, 12 th Sector K.K. Nagar, Chennai - 600078. 3. Mr. Thomas Paulpandian, S/o. Paulpandian, No. AP 1223, 77 th Street, 12 th Sector K.K. Nagar, Chennai - 600078.	Rs.3,40,79,593.63 as on 16-05-2026 plus further interest from 17-05-2026, other Charges and Legal expenses.	05-06-2026 02:00 PM to 06:00 PM	Rs.2,79,00,000 EMD: Rs. 27,90,000 Bid Increase amount: Rs.1,00,000	Physical	27-05-2026 11:00 AM to 02:00 PM



Bank of Baroda, ROSARB Branch, Chennai Rural, No 123,DUGAR TOWERS, R.L. ROAD, EGMORE CHENNAI 600 008 Phone: 044- 28885428
E-mail:sarcmt@bankofbaroda.co.in; Web: www.bankofbaroda.com.



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No. AP 1223, 77 th Street, 12 th Sector K.K. Nagar, Chennai - 600078.					
5. Mrs. Stella, W/o. Paulpandian, No. AP 1223, 77 th Street, 12 th Sector K.K. Nagar, Chennai - 600078.					

Description of the Property:

Item 1:

a) All that piece and parcel of land and Building bearing Door No.20, Plot No.2522, in Pugazhenth Street, M.G.R. Nagar, Chennai 600078 comprised in T.S. No.316, Block No. 117 of Kodambakkam Village, Mambalam, Guindy Taluk now Mambalam Taluk, Chennai District, measuring an extent of 140 Square Meters of land together with building being bounded on the:

North By : Plot No.2522(Commercial Part)

East By : Plot No.2525

South By : K.R. Ramasamy Street

West By : Pugazhenth Street

Measuring

East to West on the Northern side 11.20 meters

East to west on the Southern Side 11.20 meters

North to South on the Eastern Side 12.70 meters

North to South on the Western Side 12.30 meters

Within the Registration District of Central Chennai and Sub Registration District of Ashok Nagar

Property of 140 Square Meters of land together with building in the joint names of Mr.Paul Pandian S/o N. Selliah, and 2) Mrs. Stella W/o Paul Pandian both residing at AP 1223, 77th Street, 12th Sector, K.K. Nagar Chennai 600078 and registered as Doc No. 1484/2006

b) All that piece and parcel of land and Building bearing Door No.20, Plot No.2522, in Pugazhenth Street, M.G.R. Nagar, Chennai 600078 comprised in T.S. No.316, Block No. 117 of Kodambakkam Village, Mambalam, Guindy Taluk now Mambalam Taluk, Chennai District, measuring an extent of 70 Square Meters of land together with building being bounded on the:

North By : Plot No.2523

East By : Plot No.2524 and 2525

South By : Plot No.2522(Residential site)

West By : Pugazhenth Street

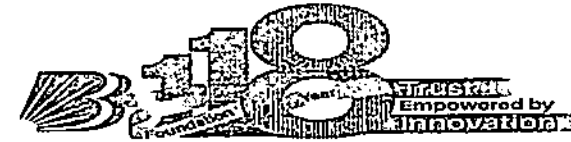


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Measuring

East to West on the Northern side 11.20 meters

East to west on the Southern Side 11.20 meters

North to South on the Eastern Side 6.30 meters

North to South on the Western Side 6.20 meters

Within the Registration District of Central Chennai and Sub Registration District of Ashok Nagar

Property of 70 Square Meters of land with a building thereon in the name of P.Thomas S/o Paul Pandiyan residing at AP 1223, 77th Street, 12th Sector, K.K. Nagar Chennai 600078 and registered settlement Deed Doc No. 623/2018

Item 2:

All that piece and parcel of land and Building bearing Door No.19, Plot No.2523, in Pugazhenth Street, M.G.R. Nagar, Chennai 600078 comprised in T.S. No.260, Block No. 117 of Kodambakkam Village, Mambalam, Guindy Taluk now Mambalam Taluk, Chennai District, measuring an extent of 56 Square Meters of land together with building being bounded on the:

North By : Sundar Street

East By : Plot No.2524

South By : Plot No. 2522

West By : Pugazhenth Street

Measuring

East to West on the Northern side 11.20 meters

East to west on the Southern Side 11.20 meters

North to South on the Eastern Side 5.40 meters

North to South on the Western Side 4.60 meters

Within the Registration District of Central Chennai and Sub Registration District of Ashok Nagar

Property of 56 Square Meters of land with a building thereon in the name of P.Thomas S/o Paul Pandiyan residing at AP 1223, 77th Street, 12th Sector, K.K. Nagar Chennai 600078 and registered as Doc No. 619/2018

Note: A Commercial cum Residential building to an extent of 9239.54 Square feet having Ground plus 3 Floors(3rd Floor Part) is constructed on all the plots combined measuring Ground Floor 2863.18 Square Feet, First Floor 2863.18 Square Feet, Second Floor 2863.18 Square Feet and Third floor with 650 Square Feet. Ground Floor is used as Commercial and all the other floors are used as residential.

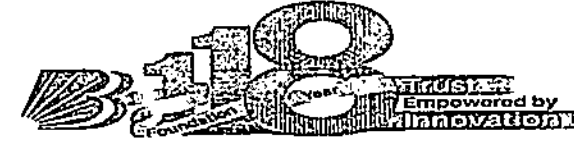


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(ii) Greater Chennai Corporation's NOTICE under section 56& 57 of Town and Country Planning Act:1971. Door No 20, Pugazhenth Street, M.G.R. Nagar, Chennai 600078 In subject to Enforcement Action as per Section 56 (2)& 56 (2A) on the Tamil Nadu Town and Country planning Act 1971 consequent to the Notice issued on 17.05.2023 this premises is locked and sealed on -----, the same shall continue till the Building is restored as per Planning Permission/Removal of deviated or till this order revoked.

Greater Chennai Corporation has issued the order, hence the present value of the building is treated as NIL.

Latitude: 13.01.9745(13.032909) Longitude: 80.11.8148(80.196913)

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://baanknet.com>. Also, prospective bidders may contact the authorized officer on Tel No. 044-28885428

SCAN HERE
For detailed terms and



बैंक ऑफ बड़ौदा / For Bank

Date: 16-05-2026
Place: Chennai

प्राधिकृत अधिकारी / Authorised Officer
आरओएसआरबी ॥ चेन्नई / ROSARB II Chennai
Name: M.V. Ramakrishna
Authorised Officer, Bank of Baroda



Bank of Baroda, ROSARB Branch, Chennai Rural, No 123, DUGAR TOWERS, R.L. ROAD, EGMORE CHENNAI 600 008 Phone: 044- 28885428
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