

[Abridged Sale Notice for publication in newspapers for the Auction to be conducted through Baanknet.com]

Bank of Baroda - ROSARB [Regional Stressed Assets Recovery Branch]

Lotus Centre, 3rd Floor, No. 4312/13D, VP Rathinasamy Road, Madurai – 625014

Telephone Number – 0452 - 2601013, e-mail id: sarmdr@bankofbaroda.bank.in

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 Securitization 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 Authorized 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 (s)/ 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 (s) / Mortgagor (s)	1. Mr. Y. Justin Sundarraj (Borrower) S/o Mr. Yona, M/74, Panchayankuppam, Housing Board, Cuddalore - 607003. Also, at Mr. Y. Justin Sundarraj S/o Mr. Yona, No 24-14A, Kanjapuram Post, Ezhudesam Village, Vilavancode Taluk, Kanyakumari – 629154 2. Mr. N. Vijil Kumar (Co-Borrower cum Mortgagor) S/o Mr. Nesayyan, Door No 18-221, Edathanguvilai Veedu Kanjapuram Post, Vilavancode Taluk, Kanyakumari – 629154. Also, at Mr. N. Vijil Kumar S/o Mr. Nesayyan,
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	Door No 6/11/16, Puthuvalputhan Veedu Edathanguvilai Veedu Kanjapuram Post, Ezhudesam Village Vilavancode Taluk, Kanyakumari – 629154.
Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name)	All that part and parcel of the property consisting of 3.5 cents of land and building located at Resurvey No:329/22, Door No:24-14A, Patta No 5033 of Ezhuthesam Village, Ezhuthesam Panchayat, Vilavancode Taluk, Kollemcode Sub-Registrar Jurisdiction, Marthandam Registration District, Kanyakumari District, bounded by On the North: Property of Subaitha & Chellaswami, On the South: Road, On the East: Property of Meenakshi, On the West: Property of Paulraj The Property belongs to Mr. N. Vijil Kumar S/o Mr. Nesayyan Known encumbrances, if any: Nil Latitude: 8.262135; Longitude: 77.151673 BAANKNET Property ID: BARB392320260001
Total Dues	Rs. 21,97,809/- (Rupees Twenty-One Lakhs Ninety-Seven Thousand Eight Hundred and Nine only) as on 21-07-2026 and further costs, charges.
Date of e-Auction and Time of E-auction	14-08-2026 2.00 PM to 6.00 PM
Reserve price, Earnest Money Deposit (EMD) and Bid Increase Amount	The Reserve Price will be Rs.29,30,000/- (Rupees Twenty-Nine Lakhs Thirty Thousand Only) and the Earnest Money Deposit (EMD) will be Rs. 2,93,000/- (Rupees Two Lakh Ninety-Three Thousand only) Bid Increase Amount will be Rs.50,000/- (Rupees Fifty Thousand only)
Status of Possession (Constructive /Physical)	Physical Possession
Property Inspection date & Time.	13-08-2026 - 10.00 AM to 4:00 PM

For detailed terms and conditions of sale, please refer/visit to the website link <https://bankofbaroda.bank.in/e-auction> and online auction portal <https://baanknet.com>
Also, prospective bidders may contact the Authorised officer on mobile number **9790247824**

Date: 21-07-2026
Place: Madurai

Name: L. PARTHA SARATHI
Authorized Officer
Bank of Baroda

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