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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	Borrower: Mrs.Vidya M (Late) (Since Deceased – Represented by Legal Heir Mr. K. Senthil Kumar) Address 1: Old No.39, New No.102, Swamy Bhakthan Street, Opp to Jain Temple, Ramalingapuram, Chennai – 600 012. Address 2: No.19/44, North Jaganathan Nagar, 2 nd Main Road, Villivakkam, Chennai – 600 049. Address 3: 3/7A, Manikavasagar Street, Jadadambigai nagar, Padi, Chennai – 600 050. Address 4: Flat No.S-3, Second Floor, Plot No.11, Royal	Rs.30,84,469/- (Rupees Thirty lakhs eighty four thousand hundred sixty nine only as on 07.07.2026 plus further interest from 05.07.2026 and other legal expenses	24.07.2026 2.00 p.m. to 6:00 p.m.	Rs.24,00,000/- Rs.2,40,000/- Rs.25,000/-	Constructive	21.07.2026 1:00 P.M TO 05:00 P.M

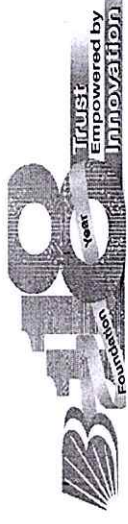


Sriperumbudur Branch, No.70 Gandhi Road, Sriperumbudur, Kanchipuram Dist, Tamil Nadu – 602 105.

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Enclave, Ramachandra Nagar, Madhavaram, Thiruvallur 600 060.					
Mrs.Vidya M (Late) (Since Deceased – Represented by Minor Legal Heir Aarush Senthil Kumar represented by natural guardian & father Mr.K.Senthil Kumar) Address 1: Old No.39, New No.102, Swamy Bhakthan Street, Opp to Jain Temple, Ramalingapuram, Chennai – 600 012. Address 2: No.19/44, North Jaganathan Nagar, 2 nd Main Road, Villivakkam, Chennai – 600 049. Address 3: 3/7A, Manikavasagar Street, Jadadambigai nagar, Padi, Chennai – 600 050. Address 4: Flat No.S-3, Second Floor, Plot No.11, Royal Enclave, Ramachandra Nagar, Madhavaram, Thiruvallur 600 060.					
and also at, Mr.K. Mohan Raj Address 1: Old No.39, New No.102, Swamy Bhakthan Street, Opp to Jain Temple, Ramalingapuram, Chennai – 600 012. Address 2: No.19/44, North Jaganathan Nagar, 2 nd Main Road, Villivakkam, Chennai – 600 049. Address 3: 3/7A, Manikavasagar Street, Jadadambigai nagar,					



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	Padi, Chennai – 600 050. Address 4: Flat No.S-3, Second Floor, Plot No.11, Royal Enclave, Ramachandra Nagar, Madhavaram, Thiruvallur 600 060.					
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Description of the property

SCHEDULE OF PROPERTY

Property Stated at 322/3842th Sq.Ft undivided share of land out 3842 Sq.Ft bearing Plot No.11, Ramachandra Nagar, layout Approval No.PPD/LO/100/2005 dated 28.10.2005 comprised in Survey No.351, as per Patta Survey No.351/3, Patta bearing No.5678, Madhavaram Village, Madharavaram Taluk, Thiruvallur District together with a Flat measuring an extent of 720 Sq.Ft., inclusive of proportionate common service space area bearing Flat No.S-3, Second Floor, Apartment Known as "Royal Enclave" together with one cover parking area and the entire land bounded on the:-

North by: 30 feet public Road

South by: Land in Survey No.358

East by: Land in Survey No.357

West by: Plot No.12

And at the entire land measuring on the east to west on the northern side:56'3" east to west on the southern side"32.3" north to south on the eastern side:58.3"+34.0" north to south on the western side:75.9"

And the Flat bounded on the

North by: Stair Case & Flat No S-2

South by: Setback

East by: Setback

West by: Open Terrace & Flat No. S-1

Situated within the registration district of Chennai north and within the limits of Madhavaram Municipality.

The property is not in Physical Possession of the Bank and Auction purchaser has to comply with the following terms and conditions in addition to the standard terms and conditions of sale:

- Property is in Symbolic Possession and Bidder is purchasing the property in Symbolic Possession at his/own risk and responsibility.
- Bank will hand over possession of the property symbolically only and successful Auction bidder/purchaser will not claim physical possession from the Bank.

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- c. Bank will not be responsible, or duty bound for handing over of physical possession
- d. Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.
- e. Successful Auction Purchaser has to submit the Declaration cum Undertaking confirming the above terms and conditions (a to d) mentioned in the above terms and conditions immediately after e-Auction.

Subsequent to sale if successful bidder fails to submit Declaration cum Undertaking, the bid EMD amount will be forfeited.

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.h> online Auction portal <https://baanknet.com>. Also, prospective bidders may contact the authorized officer on Tel No. 28885428, Mob: 94234 68643

SCAN HERE
For detailed terms and



Date : 08/07/2026
Place: Chennai



Mr. Prakash Sukalkar
Authorised Officer, Bank of Baroda

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