

// Registered Post with Acknowledgment Due //

Date: 28.07.2026

Sale Intimation Notice

To

Mr. Bapuji Simhadri,
Flat No. A 18, Ground Floor,
Prabhu apartment, Sadullah Street,
T Nagar, Chennai-600017

Sir/Madam,

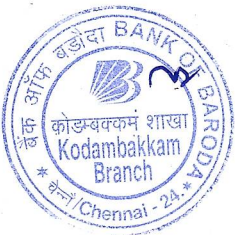
Re: Sale under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002)- Intimation.

Whereas the undersigned being the Authorized Officer of the Bank of Baroda u/s 13(2) of the above said SARFAESI Act, 2002 and in exercise of the powers conferred u/s 13(2) of the said Act read with Rule 3 issued a Demand notice dated **07.03.2026** on calling upon the Borrower(s)/ Gurantors to repay the amount mentioned in the notice together with further interest thereon at the contractual rate plus incidental expenses, cost, charges incurred/ to be incurred till date of payment.

And whereas the Borrower(s) having failed to repay the amount and hence, the undersigned, in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules has seized/taken over the possession of the property/properties on **17.07.2026** (hereinafter referred as the said properties). And whereas the undersigned in exercise of the powers conferred u/s 13(4) (a) of the SARFAESI Act, 2002 proposes to realize the bank's dues by Sale of the said properties on **31.08.2026**

And whereas the Sale of the said properties will be done on "as is where is" "as is what is" and "whatever there is" "Without Recourse" basis through E-Auction and the date of Sale on **31.08.2026** from **02.00 PM to 06:00 PM**, the Reserve Price and EMD as mentioned below has been given in respect of the immovable property and as per other terms and conditions as stipulated under the said Act/Rules.

The amount to be recovered from the Borrower(s)/ mortgager as above to the bank as on the scheduled is Rs. **66,25,025.74/-** (Rupees Sixty Six Lakhs Twenty Five Thousand Twenty Five and Paisa Seventy Four Only) as on 19.07.2026 together with further interest thereon from 20.07.2026 at the contractual rate plus incidental expenses, cost, charges incurred/ to be incurred till date of payment., if any thereafter which has to be realized by the Sale of the said properties, which may please be noted.



कोडम्बाक्कम शाखा, 10, प्रथम मेन् रोड, यूनाइटेड इंडिया कॉलनी, कोडम्बाक्कम, चेन्नै 600 024, भारत

Kodambakkam Branch, 10, 1st Main Road, United India Colony, Kodambakkam, Chennai 600 024, India

फोन / Phone : 044 2346 7023 / 2484 2955 ईमेल / Email : kodamb@bankofbaroda.com

वेब / Web : www.bankofbaroda.com

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that piece and parcel of vacant land bearing of **Plot No.5B**, situated at Ayyapillai Thottam, thiruvottiyur, Chennai-600019, comprised in survey No.213/6, as per patta no.418/2006, dated 04.03.2016, block No.9, measuring to an extent of 2695.5 sq.ft out of 5394 sq.ft situated at Sathangadu Village, Thiruvottiyur Taluk, Chennai district, within the limits of Chennai Corporation, and bounded on the

North by : Plot No.5A
South by : Plot no.6
East by : Property belongs to Rajaram
West by : 15ft wide road

Measuring,

East to West on the Northern side : 59 feet 11.5 inches
East to West on the Southern side : 59 feet 10.02 inches
North to South on the Eastern side : 45 feet 0 inches
North to South on the Western side : 45 feet 0 inches

CERSAI ID: 400070110704

Property ID: BARBKODAMSIMHA26

E Auction Details:-

E Auction Date : **31.08.2026**

Reserve Price: **Rs.1,03,00,000/-**

EMD- **Rs. 10,30,000/-**

Increment – **Rs.10,000/-**

This is for your information.

Yours faithfully,

FOR BANK OF BARODA

(Mr. Praveen Kumar) **Authorised Officer**

Authorized Officer under SARFAESI Act, 2002



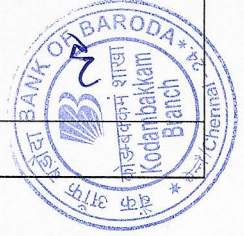
Sale Notice For Sale Of Immovable Properties

"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", "Without Recourse" 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 -

Sr No.	Name & address of Borrower/s / Guarantor/s Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	Date of e-Auction Time of E-auction -	1.Reserve Price- 2.Earnest Money Deposit (EMD)- 3.Bid Increase Amount	Status of Possession	Property Inspection date & Time.
1	Mr. Bapuji Simhadri, Flat No. A 18, Ground Floor, Prabhu apartment, Sadullah Street, T Nagar, Chennai- 600017	All that piece and parcel of vacant land bearing of Plot No.5B, situated at Ayyapillai Thottam, thiruvottiyyur, Chennai- 600019, comprised in survey No.213/6, as per patta no.418/2006, dated 04.03.2016, block No.9, measuring to an extent of 2695.5 sq.ft out of 5394 sq.ft Sathangadu Village, Thiruvottiyyur Taluk, Chennai district, within the limits of Chennai Corporation, and bounded on the North by : Plot No.5A South by : Plot no.6 East by : Property belongs to Rajaram West by : 15ft wide road Measuring, East to West on the Northern side : 59 feet 11.5 inches East to West on the Southern side :	Rs. 66,25,025.74/- (Rupees Sixty Six Lakhs Twenty Five Thousand Twenty Five and Paise Seventy Four Only) as on 19.07.2026 together with further interest thereon from 20.07.2026 at the contractual rate plus incidental expenses, cost, charges incurred/ to be incurred till date of payment.	31-08-2026 2pm to 6pm	1)Rs. 1,03,00,000/- 2)Rs. 10,30,000/- 3)Rs. 10,000/-	Physical	19-08-2026 11am to 1pm



	59 feet 10.02 inches North to South on the Eastern side : 45 feet 0 inches North to South on the Western side : 45 feet 0 inches				
	CERSAI ID: 400070110704				
	Property ID: BARBKODAMSIMHA26				

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.in>. Also, prospective bidders may contact the Authorised officer 7012363736, 91339 04397; **For BANK OF BARODA**

Date: 28.07.2026
Place :- Chennai



(Mr. Pravin Kumari) 606491
Authorised Officer
Bank of Baroda.