

Date : 27.07.2026

DIPR,658/Display/2026

-TempleAdministration.



பாங்க் ஆஃப் பரோடா
बैंक ऑफ बड़ौदा
Bank of Baroda

RANIPET BRANCH

S.K.T Tower, Ground Floor, No: 4, M.B.T. Road,
Navalpur, Ranipet District- 632 402
Phone : 04172-272627 / 271800 / 270152

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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:-

1.	Name & Address of Borrower/s / Guarantor / Mortgagor/s : M/s. Balaji Engineering Works, Prop: Mr. Sivakumar S, Survey No 283/1A2&6, Thiru Nagar, Near Ramachandra ITI, Walaja Block Ranipet - 632403, & Mr. Sivakumar S. S/o. Shanmugam, No 15/34/A/3, Ammor Road, Ranipet - 632401. and Mrs. Vijayalakshmi W/o. Sivakumar S, No 15/34/A/3, Ammor Road, Ranipet 632401.
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Total Dues : as on 26.07.2026 Rs.19,38,405.91
plus further interest from 27.07.2026 and other legal charges, expenses.

Constructive possession

Detailed description of the immovable property with known encumbrances, if any: Item No 1 : In Ranipet district, Arokkanam Reg, Dist, Walaja Sub-Registration District, Walajaa Taluk, Vanapadi Village, in S.No 283/1A2 and 283/1A3, Plot no 29 measuring East to West 60ft, North To south on the eastern side 59 feet, in the western side 53 feet, totaling 3360 sq feet **Bounded on the North By :** Malladi Company Land, **South By :** Plot no 30, **East by :** 20 ft Road, **West by :** Plot no 28A.

Item No 2 : In Ranipet district, Arokkanam Reg, Dist, Walaja Sub-Registration District, Walajaa Taluk, Vanapadi Village, in S.No 283/1A2 and 283/1A3, Plot no 41 measuring East to West 60ft, North To south on the eastern side 30 feet, in the western side 22 feet, totaling 1560 sq feet **Bounded on the North By :** Malladi Company Land, **South By :** Plot no 40, **East by :** Plot no 42, **West by :** North to South 20 ft Road.

Reserve Price : Rs. 38,40,000/-

EMD Amount : Rs. 3,84,000/-

Bid Increase Amount : Rs. 25,000/-

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:

a. Property is in Symbolic Possession and Bidder is purchasing the property in Symbolic Possession at his/own risk and responsibility. b. Bank will hand over possession of the property symbolically only and successful Auction bidder/purchaser will not claim physical possession from the Bank. 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 which every bidder is deemed to have accorded his/her consent when he/she accepts terms and conditions in BAANKNET portal for participation in e-auction).

2.	1) Name & address of Borrower/s/Guarantor/Mortgagors : 1. Mr. R.Vijayansri S/o. Mr. Raghuraman, (Borrower), No.242/3, T.V.K. Street, Thandalam Road, Vallalar Nagar, Ranipet-632 401. 2. Mrs. V Girija W/o. Mr. R. Vijayansri, (Co-Borrower) No.242/3, T.V.K. Street, Thandalam Road, Vallalar Nagar, Ranipet - 632 401. and 3. Mr. Balaji S/o. Mr. Vasudevan (Guarantor), No.332, Thirobathi Amman Koil Street, Manthangal, Ranipet - 632 401.
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Total Dues : as on 26.07.2026 Rs. 9,46,023.76
plus further interest from 27.07.2026 and other legal expenses

Physical possession

Detailed description of the immovable property with known encumbrances, if any: All that piece and parcel of the House property at Equitable Mortgage of Residential Land and Building at Vellore District, Arakkanam Registration District, Walajah Sub-District, Walajah Taluk, Thandalam Village, Dry Survey No.201/6, 0.89 Ac. In this Plot No.8, Vacant site and RCC Building, measuring East to West 22 ft., North to South (East) 63 ft., North to South (West) 62 ft. totaling 1375 Sq. Ft. with doors, Windows, Electrical fittings and water tap connection, etc., and bounded on the **West by :** Plot No.7, **East by :** Plot No.9, **North by :** 20 feet Road, **South by :** Land in S.F. No.202 standing in the name of Mr. R Vijayansri S/o. Raghuraman. The property is in Physical Possession of the Bank.

Reserve Price : Rs. 38,88,000/-

EMD Amount : Rs. 3,88,800/-

Bid Increase Amount : Rs. 25,000/-

Property Inspection Date & Time :
S.No.1 : 24.08.2026; S.No.2 : 25.08.2026
01:00 PM to 05:00 PM

Date & Time of E-auction :
04.09.2026 02:00 PM TO 06:00 PM



For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and online Auction portal <https://baanknet.com>. Also, prospective bidders may contact the authorized officer on Tel No.04172-272627, Mob: 98328 33285

Place : Ranipet ; Date : 28.07.2026

AUTHORISED OFFICER, BANK OF BARODA