

[Abridged sale notice for publication in newspapers for the online auction to be conducted through Baanknet.com portal]

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

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

Telephone Number – 0452 - 2602200, 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. M/s. SHIVASAKTHI INDUSTRIES (Borrower) Represented by its Proprietor Mr. P. Thiruneelan, No. 2/220C, Melakrishnan Puthoor, Pallam, Nagercoil-629601. 2. Mr. P. THIRUNEELAN (Mortgagor) S/o Mr. Paul Nadar, No. 2/220C, Melakrishnan Puthoor, Pallam, Nagercoil-629601. 3. Mrs. T. SARASWATHY (Guarantor) W/o Mr. P. Thiruneelan, No. 2/220C, Melakrishnan Puthoor, Pallam, Nagercoil-629601. AND 4. M/s. JAL FLO INDUSTRIES (Borrower) Represented by its Partners No. 2/220A, Melakrishnan Puthoor, Pallam, Nagercoil-629601. 5. Mr. P. THIRUNEELAN (Guarantor & Mortgagor) S/o Mr. Paul Nadar, Partner of M/s. Jal Flo Industries,
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	No. 2/220A, Melakrishnan Puthoor, Pallam, Nagercoil-629601. 6. Mrs. T. SARASWATHY (Guarantor) W/o Mr. P. Thiruneelan, Partner of M/s. Jal Flo Industries, No. 2/220A, Melakrishnan Puthoor, Pallam, Nagercoil-629601.
Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name)	ITEM No 1: - All that part and parcel of Residential Land & Building of 30 cents located at Survey No. 905/1, Madhusoothanapuram Village, Agatheeshwaram Taluk, Kanyakumari District with boundaries: East: Vacant land South: Road West: Vinayagar colony North: Property of Mr. P. Thiruneelan ITEM No 2: - All that part and parcel of Vacant land to the extent of 21.313 cents located at Survey No. 905/1 (20cents) and Survey No. 884/3 (1.313cents), Madhusoothanapuram Village, Agatheeshwaram Taluk, Kanyakumari District with boundaries: East: Property of Vimala and Selvamani South: Property of Mr. P. Thiruneelan West: Vinayagar colony North: Road The property is standing in the name of Mr. P. Thiruneelan S/o Mr. Paul Nadar. Known encumbrances, if any: Court Attachment in the court of the 1st Addl District, Nagercoil as per OS 228/08. GPS Coordinates (for location reference): Latitude: 8.109015 Longitude: 77.431777 Property ID in BAANKNET Portal: BARB602820260008
Total Dues	Dues of M/s. Shivasakthi Industries: Rs. 45,69,579/- Dues of M/s. Jal Flo Industries: Rs.77,87,309/- Total Dues: Rs.1,23,56,888/- (Rupees One Crore Twenty-Three Lakh Fifty-Six Thousand Eight Hundred and Eighty-Eight Only)

	as on 05.10.2026 , together with interest, costs and charges, as applicable, until the date of full realization.
Date of e-Auction and Time of E-auction	10-11-2026 2.00 PM to 6.00 PM
Reserve price, Earnest Money Deposit (EMD) and Bid Increase Amount	1. Reserve Price of the property: Rs.61,97,000/- (Rupees Sixty-One Lakh Ninety-Seven Thousand Only) 2. Earnest Money Deposit (EMD): Rs. 6,19, 700/- (Rupees Six Lakh Nineteen Thousand Seven Hundred Only) 3. Bid Increase Amount: Rs.50,000/- (Rupees Fifty Thousand only)
Status of Possession (Constructive /Physical)	Constructive Possession
Property Inspection date & Time.	09-11-2026 - 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 **Tel. No. 0452-2602200, Mobile No. 9790247824**

Date: 05-10-2026
Place: Madurai

Name: L. PARTHA SARATHI
Authorized Officer
Bank of Baroda