

**[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, 3<sup>rd</sup> Floor, No. 4312/13D, V.P. Rathinasamy Road, Madurai – 625014

Telephone Number – 0452 - 2602200, e-mail id: [sarmdr@bankofbaroda.bank.in](mailto: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: -

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| Name & Address of Borrower (s) / Guarantor (s) / Mortgagor (s)                                        | <p>1. <b>Mr. S. Haris Abdul Kadar (Borrower)</b><br/>S/o Mr. S. Shajakhan,<br/>Door No 25/68,<br/>Ansari Nagar, 1<sup>st</sup> street<br/>Mehaboobpalayam<br/>Madurai – 625 010</p> <p>2. <b>Mr. S. Shajakhan (Co-Borrower and Mortgagor)</b><br/>S/o Mr. Sheik Abdul Kadhar<br/>Door No 25/68,<br/>Ansari Nagar, 1<sup>st</sup> street<br/>Mehaboobpalayam<br/>Madurai – 625 010</p>                                                                                                                                                                                                                                                              |
| Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name) | <p>All that Piece and parcel of Residential Land and Building in Theni District, Periyakulam, Registration District, Theni Sub Registration District, Theni Taluk, Allinagaram Village, Allinagaram Municipality, Theni Town, Sahab Rowther Street, comprised in Ayan Survey No 482/B6B measuring 662.25 sq. ft. of vacant house site on the southern and western side out of 1047.25 sq. ft. on the western side of north out of 26 cents and a house located in Old ward No. 19, existing ward No. 29, Door No. 11, bearing House Assessment No. 19309 bounded on</p> <p>West: House of Mr. Habibullah and Mr. S. Shajakhan and common lane.</p> |



बैंक ऑफ़ बड़ौदा **Bank of Baroda**



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|                                                                    | <p>South: North South 3 feet width east west common lane<br/>East: Houses of Hajee S. Mohamed Kani and S. Hakkim and north-south common wall<br/>North: 8.5 feet of width on the north-south and 191 feet of length on the east-west</p> <p>within these boundaries measuring east-west 6 <math>\frac{3}{4}</math> feet, north south 18 feet, totalling 121.5 sq. ft. of zinc roofed house built with brick and mud wall on the 1<sup>st</sup> block and east-west 9.25 feet, north-south 9 feet totalling 83.25 sq. ft. of RCC roofed building constructed mud with brick wall on the 2<sup>nd</sup> block and east-west on the north 9.25 feet, on the south 8 <math>\frac{3}{4}</math> feet, north south 17.5 feet totalling 157.5 sq. ft. of RCC roofed building built mud and brick walls on the 3<sup>rd</sup> block and East-west 16 feet, north-south 18 <math>\frac{3}{4}</math> feet, totalling 300 sq. ft. of RCC roofed building on the 4<sup>th</sup> block. The above said 1 to 4 blocks totalling 662.25 sq. ft. of Zinc and RCC roofed building facing towards on the north with doors, windows, entrance, superstructures and the said house installed with power supply connection bearing S.C. No 501-002-240 and provided with drinking water facility bearing W.C. No. 8908.</p> <p>The property is standing in the name of Mr. S. Shajakhan S/o Late S. Sheik Abdul Kadhar.</p> <p><b>Known encumbrances, if any: Nil</b></p> <p><b>GPS Coordinates (for location reference):</b><br/><b>Latitude: 10.009118</b><br/><b>Longitude: 77.475739</b></p> <p><b>Property ID in BAANKNET Portal: BARB602820250005</b></p> |
| Total Dues                                                         | <b>Rs. 76,15,005/-</b> (Rupees Seventy-Six Lakhs Fifteen Thousand and Five Only) <b>as on 05-10-2026</b> together with interest, costs and charges, as applicable, until the date of full realization.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Date of e-Auction and Time of E-auction                            | <b>28-10-2026</b><br><b>2.00 PM to 6.00 PM</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Reserve price, Earnest Money Deposit (EMD) and Bid Increase Amount | <ol style="list-style-type: none"> <li><b>1. Reserve Price</b> of the property: <b>Rs.16,60,000/-</b> (Rupees Sixteen Lakh and Sixty Thousand Only)</li> <li><b>2. Earnest Money Deposit (EMD): Rs. 1,66,000/-</b> (Rupees One Lakh Sixty-Six Thousand only)</li> <li><b>3. Bid Increase Amount: Rs.15,000/-</b> (Rupees Fifteen Thousand only)</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Status of Possession (Constructive /Physical)                      | Physical Possession                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| Property Inspection date & Time. | <b>26-10-2026 - 10.00 AM to 4:00 PM</b> |
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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**