

[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. Mr. Y. Justin Sundarraj (Borrower) S/o Mr. Yona, M/74, Panchayankuppam, Housing Board, Cuddalore - 607003. Also, at Mr. Y. Justin Sundarraj S/o Mr. Yona, No 24-14A, Kanjapuram Post, Ezhudesam Village, Vilavancode Taluk, Kanyakumari – 629154 2. Mr. N. Vijil Kumar (Co-Borrower and Mortgagor) S/o Mr. Nesayyan, Door No 18-221, Edathanguvilai Veedu Kanjapuram Post, Vilavancode Taluk, Kanyakumari – 629154. Also, at Mr. N. Vijil Kumar S/o Mr. Nesayyan, Door No 6/11/16, Puthuvalputhan Veedu Edathanguvilai Veedu
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Bank of Baroda



	Kanjapuram Post, Ezhudesam Village Vilavancode Taluk, Kanyakumari – 629154.
Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name)	All that part and parcel of the property consisting of 3.50 cents of land and building located at Resurvey No:329/22, Door No:24-14A, Patta No. 5033 of Ezhuthesam Village, Ezhuthesam Panchayat, Vilavancode Taluk, Kollemcode Sub-Registrar Jurisdiction, Marthandam Registration District, Kanyakumari District, bounded by On the North: Property of Subaitha & Chellaswami, On the South: Road, On the East: Property of Meenakshi, On the West: Property of Paulraj The Property belongs to Mr. N. Vijil Kumar S/o Mr. Nesayyan Note: The property measures 3.50 cents as per the Registered Title Deed and MODT, whereas it is recorded as 2.471 cents (i.e., 0.01.00 hectare) in the Government Patta/Revenue Records. The property was physically measured at 2.75 cents during the field valuation. The valuation and Reserve Price have been fixed based on the physically available extent of 2.75 cents. Known encumbrances, if any: Nil GPS Coordinates (for location reference): Latitude: 8.262135 Longitude: 77.151673 Property ID in BAANKNET Portal: BARB392320260001
Total Dues	Rs. 22,34,629/- (Rupees Twenty-Two Lakhs Thirty-Four Thousand Six Hundred and Twenty-Nine Only) as on 06-10-2026 and further costs, charges.
Date of e-Auction and Time of E-auction	28-10-2026 2.00 PM to 6.00 PM
Reserve price, Earnest Money Deposit (EMD) and Bid Increase Amount	1. Reserve Price of the property: Rs.24,00,000/- (Rupees Twenty-Four Lakhs Only) 2. Earnest Money Deposit (EMD): Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand only) 3. Bid Increase Amount: Rs.25,000/- (Rupees Twenty-Five Thousand only)
Status of Possession (Constructive /Physical)	Physical Possession
Property Inspection date & Time.	26-10-2026 - 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: 06-10-2026
Place: Madurai

Name: L. PARTHA SARATHI
Authorized Officer
Bank of Baroda