

**EGMORE BRANCH**

No: 123, Dugar Towers, RL Road, Egmore, Chennai – 600008
Phone : 044-2855 3601 / 2855 4377 / 2855 3482

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:-

Name & address of Borrower/s / Guarantor/ Mortgagor s : 1) Mr. Surya Prakash Lohia, S/o Late Mr. Radhey Shyam Lohia, 2) Mrs. Seema Lohia, W/o Mr. Surya Prakash Lohia, 3) Mr. Tejas Lohia, S/o Mr. Surya Prakash Lohia, 4) Ms. Nikita Lohia, D/o Mr. Surya Prakash Lohia, S.No. 1 to 4 residing at No.16, Vasu Street, No.3A, III Floor, Varisitevista, Kilpauk, Chennai - 600010 also S.No. 1 to 4 another address Flat No.153, 15th Floor, Block No. B, Ankur Palm Springs, C.T.H. Road, Padi, Chennai - 600050.

Total Dues : Rs. 25,75,797.98 as on 09.10.2026 together with further interest from 31.03.2026

Constructive Possession

Description of the immovable property : SCHEDULE - A (Description of the Larger Property): All that piece and parcel of vacant land comprised in the following Survey Numbers (1) Old Survey No.34/2 (Part), New T.S. No.2 Part, Extent in Acres 0.36.190, (out of 0.42 Acre) (2) Old Survey No.37 (Part) New T.S.No.2 (Part), 2.06.407 (out of 2.19 Acres) in total Acres 2.42.597 Ward - I, Block No.12, in Padi Village, Ambattur Taluk, Thiruvallur District bearing New Door No.4, C.T.H. Road (formerly M.T.H. Road), Padi, Chennai - 600050, bearing patta No.143, in all totally measuring an extent of 2 Acres and 42.597 cents or thereabouts and the said land bounded on the North by: Land originally comprised in Survey No.32/1 (part) and currently comprised in T.S.No.2 (part) and M.T.H. Road, South by: Land originally comprised in Survey No.38, East by: Land originally comprised in Survey Nos.34/2 (part) 36 and 37 (part) and West by: Land originally comprised in Survey No.304 and M.T.H. Road. Within the Registration District of Chennai - Central and Sub-Registration District of Villivakkam.

SCHEDULE - B (Description of the said property): All that pieces and parcels of land admeasuring in the aggregate 2 Acres 8.5 cents (equivalent to 9457.41 sq. metres) from and out of the property described in Schedule-A above bearing Old Survey No.34/2 (Part) and Old Survey No.37 (Part) and New Combined T.S.No.2 (Part) now bearing New Survey No.2/2 situate, lying and being at Ward - I, Block No.12, in Padi Village, Ambattur Taluk, Thiruvallur District bearing New Door No.4, C.T.H. Road (formerly M.T.H. Road), Padi, Chennai - 600050.

SCHEDULE - C: 467 sq. ft., Undivided Share in the said property described in Schedule - B, together with flat bearing Flat No.153, in the 15th Floor of Block No.B, having 3BHK, measuring about 1584 sq. ft., which includes a proportionate share in the common built-up areas.

Reserve Price : Rs. 1,56,00,000/- EMD Amount : Rs. 15,60,000/- 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. f. Subsequent to sale if successful bidder fails to submit Declaration cum Undertaking, the bid EMD amount will be forfeited.

Property Inspection Date & Time :

06.11.2026 to 07.11.2026 11:00 AM to 01:00 PM

Date & Time of E-auction :

19.11.2026 02.00 P.M to 06.00 P.M

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.bank.in/e-auction.htm> and online auction portal <https://banknet.com>. Also, prospective bidders may contact the authorized officer on Tel No. 044-28544 4242; 2855 3601.

Place : Chennai; Date : 12.10.2026

AUTHORISED OFFICER BANK OF BARODA