बैंक ऑफ़ बड़ौदा
Bank of Baroda
India's International Bank

FOUNDATION YEAR
LEADING WITH TRUST

**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 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: -

| Sr /Lot No. | Name & address of Borrower/s / Guarantor/ Mortgagors | Total Dues | Date & Time of E-auction | Reserve Price, EMD and Bid Increase Amount | Status of Possession (Constructive /Physical) | Property Inspection date & Time. |
|---|---|---|---|---|---|---|
| 1 | Borrower: Mr. Karthikeyan S<br><br>Address:<br>No. 4/98, 1st Floor, 3rd Main Road, Kumaran Nagar, Chinmaya Nagar, Koyambedu, Chennai - 600078 | Rs.58,31,837.61/- (Rupees Fifty-Eight lakh Thirty-One thousand Eight hundred and Thirty-Seven and Paise Sixty-One only) as on 31.10.2026 plus further interest from 31.10.2026 and other legal expenses. | 30-11-2026<br><br>2.00 p.m. to 6:00 p.m. | Rs.24,81,000/-<br><br>Rs.2,48,100/-<br><br>Rs.25,000/- | Physical | 25-11-2026<br><br>1:00 P.M<br>TO<br>05:00 P.M |

BANK OF BARODA

Regional Office Stressed Asset Recovery Branch (ROSARB), Chennai Rural Region, No: 123, Mezzanine Floor, Dugar Towers, RL Road, Egmore Chennai – 600008: Phone: 044-28885428, E-mail: sarcmt@bankofbaroda.com; Web: ww.bankofbaroda.com.

**Description of the Property**

**Schedule A (Whole Property)**

All that piece and parcel of land situated at No. 8, Iyenchery Village, Chengalpattu Taluk, Kancheepuram District, comprised in old Survey No. 35/2 part and present Survey No. 35/2A1A3 part,

**Linear Measurements:**

East to West on Northern side 74.4 meters
East to West on Southern side 41 meters
North to South on Eastern side 51.4 meters
North to South on the Western side 64 meters

Admeasuring of a total extent of 2835 Sq. Meters or 30515 Sq. Ft. (i.e 0.70 Cents or thereabouts)

**Bounded by:**

North By: Land in Survey No. 35/2A1A2
South By: Land in Survey No. 89 and 30 feet Road
East By: Remaining portion Survey No. 35/2A1A3
West By: Land in Survey No. 87

situated at Ganapathi Nagar 5th Street, within the sub registration District of Guduvanchery and Registration district of Chennai south.

**Schedule B**

An undivided share of land 432 Sq. Ft. out of 30515 Sq. Ft., The Residential flat bearing Flat No. T3, Fourth Floor in Block-III of the building known as "Om Vignesha Castle" to be constructed on the above schedule property measuring 960 Sq. Ft. which includes share in the common built-up areas.

ROSARB

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| | |
|---|---|
| Latitude: 12.859429 N, Longitude: 80.080334 E<br><br>Note: **The flat is in an unfinished stage.** | |
| For detailed terms and conditions of sale, please refer to the link provided in https://www.bankofbaroda.bank.in/e-auction.htm and online Auction portal **https://baanknet.com**. Also, prospective bidders may contact the authorized officer on **Tel No. 044-28885428, Mob:** 9444882417 | **SCAN HERE**<br>**For detailed terms and** |

**Date: 06-11-2026**
**Place: Chennai**

**Sudhir Kumar Barnwal**
**Authorised Officer, Bank of Baroda**

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