बैंक ऑफ़ बड़ौदा Bank of Baroda

NOTICE OF SALE OF IMMOVABLE PROPERTY TO BORROWER UNDER RULES 8(6) AND 9(1) OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002

To,

Borrowers/Guarantors	
MR. S.A KUNJU MOHAMMED VILLA NO. 59, SRAMBIYAKKAL HOUSE, AMBADY GREEN MEADOWS, SOUTH MANAPPADI ALANGAD ROAD, WEST KADUNGALLUR, ALUVA - 683110	MS. SADIYA S.A B1, PALM GARDEN, SRAMBIYAKKAL, POTTACHALILPADAM ROAD, CUSAT, THRIKKAKARA NORTH (PART) P.O, ERNAKULAM - 682022

Dear Sir/Madam,

Re: Sale of secured assets being immovable property.

1. Please refer to the possession notice of the immovable property dated **16-12-2025** by the Authorized Officer of the Bank for the purpose of realization of secured assets in exercise of the powers conferred on the secured creditors under the provisions of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules there under. Till date, you have not made payment to the Bank towards the discharge of your liabilities in full and hence we propose to sell the aforesaid immovable property on **26-11-2026.**

2. We hereby give you notice of **-15-** days that the aforesaid immovable property shall be sold by the undersigned at **2.00 – 6.00 PM on 26-11-2026** by e-auction through "Baanknet.com" Portal.

3. A copy of the notice inviting offers for sale containing particulars of the immovable property, earnest money deposit, date and time fixed for inspection, last date for submission of offers and date, time and place of sale, is enclosed for your information. The said notice will also publish in The New Indian Express and Mangalam on **04-11-2026**.

Yours faithfully,

(AMAL V.R)
Chief Manager & Authorized Officer

Date: 02-11-2026
Place: Aluva

BANK OF BARODA बैंक ऑफ़ बड़ौदा BYPASS BRANCH, ALUVA

Encl.*: *1. Sale Notice dated 02-11-2026
2. Terms and Conditions dated 02-11-2026

बैंक ऑफ़ बड़ौदा Bank of Baroda

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, 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 (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below:

Name & Address of the Borrower/s/Guarantor/s	**Mr. S.A KUNJU MOHAMMED** **VILLA NO. 59, SRAMBIYAKKAL HOUSE, AMBADY GREEN MEADOWS, SOUTH MANAPPADI ALANGAD ROAD, WEST KADUNGALLUR, ALUVA – 68311** **MS. SADIYA S.A** **B1, PALM GARDEN, SRAMBIYAKKAL, POTTACHALILPADAM ROAD, CUSAT, THRIKKAKARA NORTH (PART) P.O, ERNAKULAM - 682022**
Short description of the immovable property with known encumbrance, if any	Property having an extent of 4.95 ares in Re Sy No: 496/3-4-8, Block No.6 (Old Sy.No.826/1A, 826/1B2, 825/1 and 825/2) of Thrikkakara North Village, Kanayannur Taluk, Ernakulam district along with the residential building bearing door No.15/254 of Kalamassery Municipality and right of way standing in the name of Mr. S.A Kunju Mohammed Boundary Description: East: Private Road West: Property Of Saranya North: Property Of Sreejith and Private Road South: Property Of Jaleel
Total Dues	₹2,09,61,087.28 (Rupees Two crores nine lakhs sixty one thousand eighty seven and twenty eight paisa only)
Date & Time of E-auction	**26-11-2026 – 2.00 PM to 6.00 PM**
Reserve price	₹1,45,62,000/- (Rupees One crore forty five lakhs sixty-two thousand only)
EMD	₹14,56,200/- (Rupees fourteen lakhs fifty-six thousand two hundred only)
Bid Increase Amount	₹25,000/- (Rupees twenty-five thousand only)

BANK OF BARODA BYPASS BRANCH, ALUVA

बैंक ऑफ़ बड़ौदा Bank of Baroda

Status of possession	Physical Possession
Property Inspection date & Time	**10-11-2026, 3.00 p.m – 5.00 p.m**

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.htm and online auction portal https://baanknet.com, Prospective bidders may contact the authorized officer on **Mobile No. 9446899411.**

(AMAL V.R)
Chief Manager & Authorized Officer
Date: 02-11-2026
Place: Aluva

BANK OF BARODA
बैंक ऑफ़ बड़ौदा
BYPASS BRANCH, ALUVA