बैंक ऑफ़ बड़ौदा
Bank of Baroda
India's International Bank
119th FOUNDATION YEAR
LEADING WITH TRUST
Regional Office Stressed Assets Recovery Branch, No 10, 1st Floor, C P Ramasamy Road, Alwarpet, Chennai 600 018 . Ph 044 2345 4221/8608704768
email: sarche@bankofbaroda.co.in

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

"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 8(6) & 6(2) 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", "Whatever there is" and "Without recourse"** 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 –

Sl.No	Name & address of Borrower/s / Guarantor/ Mortgagor s	Total Dues as on 20-11-2026	Date & Time of E-auction.	Reserve Price, EMD Amount, Bid Increase Amount.	Status of Possession (Symbolic /Physical)	Property Inspection date & Time.
1	M/s Sai Bhargavi hatcheries Pvt Ltd No 97 , W Block, 2nd floor, 3rd Main Road, Anna Nagar, Chennai 600 040	Rs 58,64,645.29 plus further interest thereon from 21-11-2026 and other legal charges	17-12-2026 02:00 pm to 06:00 pm	**Item No 1 :** Rs 1,11,00,000/- Rs 11,10,000/- Rs 50,000/- **Item No 2 :** Rs 1,94,00,000/- Rs 19,40,000/- Rs 50,000/-	Symbolic	03-12-2026 11:00 am to 03:00 pm
2	M/s Sai Bhargavi hatcheries Pvt Ltd Survey No 430-B, Kotha Kodur, Thotapalli, Gudur Mandal, Nellore District, Andhra Pradesh 524 002					
3	**Director/s Guarantor/s :** MrJ Suresh Chandra S/o J Ramachandriah, Flat No 4B, Harrington Residences, R97, Anna Nagar, Chennai 600 040					

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4.	Also at : No 1341/7, Priyanka Towers, 19th Main Road, Anna nagar West, Anna Nagar, Chennai 600 040					
5.	Also at : No 97 , W Block, 2nd floor, 3rd Main Road, Anna Nagar, Chennai 600 040					
6.	Mrs Latha Chandra W/o J Suresh Chandra Flat No 4B, Harrington Residences, R97, Anna Nagar, Chennai 600 040					
7.	Also at : No 1341/7, Priyanka Towers, 19th Main Road, Anna nagar West, Anna Nagar, Chennai 600 040					
8.	Also at : No 97 , W Block, 2nd floor, 3rd Main Road, Anna Nagar, Chennai 600 040					

Detailed description of the immovable property/ies:

Item No 1 :

Equitable mortgage of all that piece and parcel of property at Kodura bit-I Village, Kodura bit-I Panchayat, Comprised in Survey No 430/B measuring Acre 1.03 Cents , in Survey No 431/1A measuring Acre 0.40 Cents ,in Survey No 429/3A measuring Acre 1.10 Cents and in Survey No 428/1A measuring Acre 0.47 Cents in all measuring Acre 3.00 Cents , bounded on the

North by : Land belonging to Srinivasulu Reddy
South by : Land belonging to Sudhakar Reddy
East by : land of Sagar Sangam Mettu
West by : Land belonging to Sai Bhargavi Hatcheries Pvt Ltd

More particularly mentioned in the Settlement deed vide document No 707/2017 dated 18/05/2017 and Memorandum of Deposit of title deeds vide document No 1674/2020 dated 26/09/2020 and Situate within the Sub-Registration District of Indukurupet and the Registration District of Nellore, Andhra Pradesh

BANK OF BARODA ROSARB Chennai.

	Item No 2 : All that piece and parcel of property (along with buildings , sheds and other structures) at Kodura bit-I Village Wet land , Kodura bit-I Panchayat, Comprised in Patta No 105 , Survey No 430-B Acre 2.06 Cents out of Acre 3.75 Cents ,Patta No 105, Survey No 431-1A Acre 0.44 Cents out of Acre 0.95 Cents , Total land extent measuring Acre 2.50 Cents or 1.012 Hectares of Wet lands with all easement rights , In constructed RCC ground floor 393 Sq.ft and RCC first floor 393 Sq.ft , ACC roof ground floor 59435 Sq.ft RCC Water tank 42748 Sq.ft bearing assessment No . 1889 and bounded on the North by : Land belonging to Kylasam Srinivasa Reddy South by: Land belonging to Pidura Sudhakar Reddy East by : J Ramachandriah purchased dry land West by : Road(Government Donka) More particularly mentioned in the Sale deed registered vide document No 313/2001 dated 22/03/2001 and Memorandum of Deposit of title deeds vide document No 712/2014 dated 14/07/2014 and Supplemental Memorandum of Deposit of Title Deeds vide document No 1675/2020 dated 26/09/2020 and Situate within the Sub-Registration District of Indukurupet and the Registration district of Nellore, Andhra Pradesh

For detailed terms and conditions of sale, please refer/visit to the website link https://www.bankofbaroda.in/e-auction.html and online auction portal **https://baanknet.com** .Also, prospective bidders may contact the Authorized Officer -044-23454221/8608704768.

Date: 21-11-2026
Place: Chennai

Authorised Officer
Bank of Baroda

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India's International Bank

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[Terms and Conditions for Sale to be uploaded in Banks website as well as Baanknet.com website]

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

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 -

Sr/ Lot No.	Name & address of Borrower/s / Guarantor / s/ Mortgagor (s)	Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name : Mr J Suresh Chandra - Managing Directors: M/s Sai Bhargavi hatcheries Pvt Ltd)	Total Dues.	Date of e-Auction Time of E-auction - Start Time 14:00 PM to End Time 18:00 PM	1. Reserve Price- 2. Earnest Money Deposit (EMD) Amount 3.Bid Increase Amount	Status of Possession (Constructive /Physical)	Property Inspection date & Time
	M/s Sai Bhargavi hatcheries Pvt Ltd Director/s Guarantor/s : MrJ Suresh Chandra Mrs Latha Chandra W/o J Suresh Chandra	**Item No 1 :** Equitable mortgage of all that piece and parcel of property at Kodura bit-I Village, Kodura bit-I Panchayat, Comprised in Survey No 430/B measuring Acre 1.03 Cents , in Survey No 431/1A measuring Acre 0.40 Cents ,in Survey No 429/3A measuring Acre 1.10 Cents and in Survey No 428/1A measuring Acre 0.47 Cents in all measuring Acre 3.00 Cents	Rs 58,64,645.29	17/12/2026	**Item No 1 :** Rs 1,11,00,000/- Rs 11,10,000/- Rs 50,000/- **Item No 2 :** Rs 1,94,00,000/- Rs 19,40,000/- Rs 50,000/-	Symbolic	03/12/2026 11:00 AM to 03:00 PM

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ROSARB / आर ओ एस आर बी
चेन्नै / Chennai.

		Item No 2 : All that piece and parcel of property (along with buildings , sheds and other structures) at Kodura bit-I Village Wet land , Kodura bit-I Panchayat, Comprised in Patta No 105 , Survey No 430-B Acre 2.06 Cents out of Acre 3.75 Cents ,Patta No 105, Survey No 431-1A Acre 0.44 Cents out of Acre 0.95 Cents , Total land extent measuring Acre 2.50 Cents or 1.012 Hectares of Wet lands with all easement rights , In constructed RCC ground floor 393 Sq.ft and RCC first floor 393 Sq.ft , ACC roof ground floor 59435 Sq.ft RCC Water tank 42748 Sq.ft bearing assessment No . 1889					

TERMS AND CONDITIONS –

1. The Online E-Auction will be held through auction portal website i.e. **https://baanknet.com** on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through **https://baanknet.com** (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.

2. KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.

3. EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with **https://baanknet.com** Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in **https://baanknet.com** and by following procedure for refund given in Buyer manual and only after seeking refund online, the refund will be made by the e-Auction service provider. EMD amount of the unsuccessful bidders will



be returned without interest.

4. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and/ or bidder can directly enter Property ID.

Help Desk

- For queries contact Number: 8291220220 & email ID **support.BAANKNET@psballiance.com**
- For Registration and Login and Bidding Rules visit Buyer Manual link provided in the home page of https://baanknet.com .
- For auction property related queries, Bidders may contact Bank officials on the contact details given in last para.

STEPS INVOLVED -

- Register on https://baanknet.com using mobile number and email ID.
- Upload requisite KYC Documents.
- Pay EMD amount by Payment Gateways and also by Generating challan and transfer EMD amount to bidder's EMD Wallet.
- After EMD amount is reflected in Bidder's e-wallet, Bidder needs to participate in the auction by clicking on the "Participate" option of the particular property.
- Submission of bid shall be through Online mode on the auction date and time.
- In case of successful Bid, the balance bid amount to be paid as per the terms as mentioned hereunder.

5. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in the table to the last higher bid of the bidders. The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 10 Minutes time will be given in case of receipt of bid in last ten minutes. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

6. Intending Bidders are advised to properly read the Sale Notice, Terms & conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

7. ***If the bidder/s are bidding for properties in symbolic possession, the following terms and conditions will be applicable as per Bank's extant guideline' which is summarized below;***

- ***Property is in Symbolic Possession and Bidder is purchasing the property in symbolic possession at his/own risk & responsibility.***
- ***Bank will hand over the possession of property symbolically only and Successful Auction bidder/purchaser will not claim physical possession from the Bank.***
- ***Bank will not be responsible, or duty bound for handing over of physical possession.***
- ***Successful Auction Purchaser will not be entitled to claim any interest, in any case of return of money.***
- ***Successful Auction Purchaser must submit the Declaration Cum Undertaking confirming the above terms & condition immediately after e-Auction.***
- ***Subsequent to sale if successful bidder fails to submit Declaration Cum Undertaking, the bid EMD amount will be forfeited (for which every bidder is deemed to have accorded his/her consent when he/she accepts terms and conditions in BAANKNET portal for participation in e-auction).***

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8. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through email on email address registered with the service provider.

9. The successful Auction Purchaser / Bidder shall have to deposit 25% (Twenty Five Percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid purchase price payable shall be paid by the successful Auction Purchaser/Bidder to the Authorized Officer on or before the fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and the secured creditor, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

10. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorized Officer.

11. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

12. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.

13. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

14. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay, further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorized officer / Bank.

15. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

16. The Intending purchaser can inspect the property on date and time mentioned above at

his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.

17. The property is being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party encumbrances/ claims/rights/dues. No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.

18. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale. The Authorized Officer/ Secured Creditor shall not be responsible for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.

19. The Authorized Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed thereunder.

20. The sale is subject to confirmation by the Secured Creditor Bank.

21. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the authorized officer on Tel No. 442345 4221 Mobile 86087 04768.

Name of Authorised Officer
(K Govindaraju)
Bank of Baroda
Date : 21/11/2026

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