बैंक ऑफ़ बड़ौदा **Bank of Baroda**

119 FOUNDATION YEAR LEADING WITH TRUST

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

1. **Mr. SANDEEP RAJAN**
   NIRMALYAM NIRMI HOMES
   TC/VP/X1/1086
   PLAVODU KODUNGANOOR
   TRIVANDRUM 695013

Dear Sir,

Re: Sale of secured assets being immovable property.

1. Please refer to the possession notice of the immovable property dated 03-06-2026 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 **10-12-2026.**

2. We hereby give you notice of Thirty days that the aforesaid immovable property shall be sold by the undersigned at **2.00 – 6.00 PM on 10-12-2026** 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 Deshabhimani Newspapers on 20.11.2026.**

Yours faithfully,
कृते बैंक ऑफ़ बड़ौदा
For BANK OF BARODA

शुक्लेश्वर बसुमतरी / Sukleswar Basumatary
Senior Chief Manager

(Sukleshwar Basumatary)
Chief Manager & Authorized Officer

Date: 19/11/2026
Place: PERUMBAVOOR

Encl.: 1. Sale Notice dated 19/11/2026
2. Terms and Conditions dated 19/11/2026

DREAM TOWER, NEAR ASHRAM SCHOOL, A. M.ROAD,PERUMBAVOOR,KERALA-683542
Ph: 0484-259558,+91 9446899423 Email: vjperu@bankofbaroda.com
Visit us at www.bankofbaroda.com

बैंक ऑफ़ बड़ौदा Bank of Baroda

119 FOUNDATION YEAR LEADING WITH TRUST

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	1. **Mr. SANDEEP RAJAN** NIRMALYAM NIRMI HOMES TC/VP/X1/1086 PLAVODU KODUNGANOOR TRIVANDRUM -695013
Short description of the immovable property with known encumbrance, if any	All that part and parcel of the property of Land and Residential Building admeasuring an extent 10.05 ares of land comprised in ReSy No.67 and 11.58 ares of land comprised in ReSy No.68/1(Old sy no 46/43, 47/1/2/6, 48/7A & 48/9) in block no 127 of Kayamkulam Village, Karthikapilly Taluk, Alappuzha dist in the name of Sandeep Rajan along with all the trees, rights and all other improvements therein together with right of way and lying within the following boundaries. **Property is Bounded** On the North by: Property of Joy Villa Varghese and Ramachandran Pillai On the South by: Municipal road and Thodu On the East by: Municipal road, Property of Library and Property of Thayil Mohanan On the West by: Property of Ramachandran Pillai
Total Dues	₹ 2,04,02,023.96 (Rupees Two Crore Four Lakh Two Thousand Twenty Three And Ninety Six Paise Only) as on 19.11.2026 along with interest costs, charges and expenses thereafter.
Date & Time of E-auction	**10-12-2026 – 2.00 PM to 6.00 PM**
Reserve price	₹3,50,00,000/- (Rupees Three Crore Fifty Lakhs only)
EMD	₹35,00,000/- (Rupees Thirty Five Lakh only)
Bid Increase Amount	₹1,00,000/- (Rupees One Lakh only)
Status of possession	Physical Possession
Property Inspection date & Time	**05-12-2026, 1:00 P.M – 3 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://baanknet.com, Prospective bidders may contact the authorized officer on **Tel No: 0484-259558, Mobile No. 9446899423.**

कृते बैंक ऑफ़ बड़ौदा
For BANK OF BARODA

(Sukleshwar Basumatary)
Chief Manager & Authorized Officer

Date: 19/11/2026
Place: PERUMBAVOOR

DREAM TOWER, NEAR ASHRAM SCHOOL, A. M.ROAD,PERUMBAVOOR,KERALA-683542
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