

[Abridged sale notice for publication in newspapers for the online auction to be conducted through Baanknet.com portal]

Bank of Baroda - ROSARB [Regional Stressed Assets Recovery Branch]

Lotus Centre, 3rd Floor, No. 4312/13D, V.P. Rathinasamy Road, Madurai – 625014

Telephone Number – 0452 - 2602200, e-mail id: sarmdr@bankofbaroda.bank.in

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 Securitization 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 Authorized 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 Borrower (s) / Guarantor (s) / Mortgagor (s)	Late Mr. G. Shanmugavelraja (Deceased) – Borrower & Mortgagor 9/2, Mathi Naickenpatti Road, Allampatti, Virudhunagar-626 001. Mrs. Vasanthi (Guarantor & Legal Heir of Late Mr. G. Shanmugavelraja) 9/2, Mathi Naickenpatti Road, Allampatti, Virudhunagar-626 001. Mrs. Bhavani (Legal Heir of Late Mr. G. Shanmugavelraja) 9/2, Mathi Naickenpatti Road, Allampatti, Virudhunagar-626 001. Mr. Rajaganesh (Legal Heir of Late Mr. G. Shanmugavelraja) 9/2, Mathi Naickenpatti Road, Allampatti, Virudhunagar-626 001. Mr. Logesh Raja (Legal Heir of Late Mr. G. Shanmugavelraja) 9/2, Mathi Naickenpatti Road, Allampatti, Virudhunagar-626 001.
Detailed description of the immovable property with known encumbrances, if any (owner/Mortgagor name)	Property No. 1: All that part and parcel of land & building measuring, East to West at North: 34 feet (inclusive of 6 feet in 12 feet width common pathway) East to West at South: 34 feet (inclusive of 6 feet in 12 feet width common pathway) North to South at East: 16 feet



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	North to South at West: 16 feet having 544 sq. ft. in the northern side 1 acre out of 2 acres 61 cents in Survey Number 49/5 in Allampatti Village within Virudhunagar Joint Sub-Registration District No.1 and bounded by the following boundaries: North: House site of Saravanakumar West: Land belongs to the vendors East: 12 feet width North-South common pathway South: Land belongs to the vendors At present, the property lies in survey number 49/5B in Kooraikundu Panchayat in Virudhunagar Panchayat Union. The property is standing in the name of Late Mr. G. Shanmugavelraja S/o Mr. Ganesa Nadar Known encumbrances, if any: NIL GPS Coordinates (for location reference): Latitude: N 9.570339 Longitude: E 77.964552 Property ID in BAANKNET Portal: BARB602820260006 <u>Property No. 2:</u> All that part and parcel of land & building measuring, East to West on both sides: 40 feet North to South on East: 40 feet (including 10 feet in the pathway) North to South on West: 40 feet (including 10 feet in the pathway) having 1600 sq. ft. within the following boundaries: North: 20 feet width East West Road South: Punjai Land sold by Jeyabalan West: Land belongs to Bhavani East: Land belongs to Bhavani in an un-numbered layout made in 1 acre 14 cents in Survey No. 459/2A in Kottaipatti Village, Virudhunagar Taluk and District within Virudhunagar Joint Sub-Registration Office No. 2. The property lies in Kooraikundu Panchayat in Virudhnuagar Panchayat Union. The property is standing in the name of Late Mr. G. Shanmugavelraja S/o Mr. Ganesa Nadar Known encumbrances, if any: NIL GPS Coordinates (for location reference): Latitude: N 9.564065 Longitude: E 77.366048 Property ID in BAANKNET Portal: BARB602820260007
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Total Dues	Dues of Term Loan A/c No. 31100600009398: Rs. 22,32,498/- Dues of Term Loan A/c No. 31100600011843: Rs. 38,87,317/- Dues of Term Loan A/c No. 31100600012651: Rs. 9,98,147/- Dues of Term Loan A/c No. 31100600012694: Rs. 1,71,211/- Grand Total Dues: Rs. 72,89,173/- (Rupees Seventy-Two Lakhs Eighty-Nine Thousand One Hundred Seventy-Three only) as on 05.09.2026 and further costs, charges.
Date of e-Auction and Time of E-auction	23-09-2026 2.00 PM to 6.00 PM
Reserve price, Earnest Money Deposit (EMD) and Bid Increase Amount	Property No. 1: Reserve Price: Rs.14,77,000/- (Rupees Fourteen Lakhs Seventy-Seven Thousand only) Earnest Money Deposit (EMD): Rs. 1,47,700/- (Rupees One Lakh Forty-Seven Thousand Seven Hundred only) Bid Increase Amount: Rs.25,000/- (Rupees Twenty-Five Thousand only) Property No. 2: Reserve Price: Rs.37,00,000/- (Rupees Thirty-Seven Lakhs only) Earnest Money Deposit (EMD): Rs. 3,70,000/- (Rupees Three Lakh Seventy Thousand only) Bid Increase Amount: Rs.50,000/- (Rupees Fifty Thousand only)
Status of Possession (Constructive /Physical)	Physical Possession
Property Inspection date & Time.	21-09-2026 - 10.00 AM to 4:00 PM

For detailed terms and conditions of sale, please refer/visit to the website link <https://bankofbaroda.bank.in/e-auction> and online auction portal <https://baanknet.com>
 Also, prospective bidders may contact the Authorised Officer on mobile number **9790247824**

Date: 05.09.2026
Place: Madurai

Name: L. PARTHA SARATHI
Authorized Officer
Bank of Baroda