



बैंक ऑफ बड़ौदा **Bank of Baroda**



SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

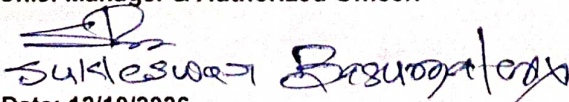
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6 (2) & 8 (6) of the Security Interest (Enforcement) Rules, 2002.

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	1. Mr. SANDEEP RAJAN NIRMALYAM NIRMI HOMES TC/VP/X1/1086 PLAVODU KODUNGANNOOR TRIVANDRUM 695013
Short description of the immovable property with known encumbrance, if any	1. All that part and parcel of the property of land admeasuring an 10.05 Ares extent of Property located at Re Sy no 67,68/1 Re Survey block no 127 (Old Sy no 46/43, 47/1/2/6, 48/7A, 48/9) of Kayamkulam Village, Karthikapilly Taluk, Alappuzha with all the rights and all other improvements therein belonging to Mr. SANDEEP RAJAN 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	₹ 2,00,89,521.11 (Rupees Two Crore Eighty Nine Thousand Five Hundred Tewnty One And Eleven Paise Only) as on 12.10.2026 along with interest costs, charges and expenses thereafter.
Date & Time of E-auction	18-11-2026 – 2.00 PM to 6.00 PM
Reserve price	₹3,87,00,000/- (Rupees Three Crore Eighty Seven Lakhs only)
EMD	₹38,70,000/- (Rupees Thirty Eight Lakh Seventy Thousand only)
Bid Increase Amount	₹1,00,000/- (Rupees One Lakh only)
Status of possession	Physical Possession
Property Inspection date & Time	13-11-2026, 10 a.m – 5 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: 0484-2624126, Mobile No. 9446899823.

Chief Manager & Authorized Officer.



Date: 12/10/2026

Place: PERUMBAVOOR

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