



बैंक ऑफ बरोडा Bank of Baroda



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 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 (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", and "Whatever there is" 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:-

Sr /Lo t No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Total Dues	Date & Time of E-auction	Reserve Price, EMD and Bid Increase Amount	Status of Possession (Constructive /Physical)	Property inspection date & time
1	1.M/s. S.P. Constructions, Proprietor Mr. Thomas Paulpandian, No.20, Pugalenthi Street, MGR Nagar, Chennai - 600078. 2. M/s. S.P. Constructions, Proprietor Mr. Thomas Paulpandian, No. AP 1223, 77 th Street, 12 th Sector K.K. Nagar, Chennai - 600078. 3. Mr. Thomas Paulpandian, S/o. Paulpandian, No. AP 1223, 77 th Street, 12 th Sector K.K. Nagar, Chennai - 600078. 4. Mr. Paulpandian, S/o. Selliah,	Rs.2,39,87,462.39 as on 27.04.2024 plus further interest, Other Charges and Legal expenses.	06-06-2024 02:00 PM to 06:00 PM	Rs.3,36,00,000/ - Rs.33,60,000/- Rs.100,000/-	Constructive	31-05-2024 11:00 AM to 02:00 PM

Bank of Baroda, ROSARB Branch, Chennai Rural, No 123,DUGAR TOWERS, R.L. ROAD, EGMORE CHENNAI 600 008 Phone: 044- 28885428
E-mail:sarcmt@bankofbaroda.co.in; Web: www.bankofbaroda.com.





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	<p>No. AP 1223, 77th Street, 12th Sector K.K. Nagar, Chennai - 600078.</p> <p>5. Mrs. Stella, W/o. Paulpandian, No. AP 1223, 77th Street, 12th Sector K.K. Nagar, Chennai - 600078.</p>					
<p>Description of the Property:</p> <p>Item 1:</p> <p>a) All that piece and parcel of land and Building bearing Door No.20, Plot No.2522, in Pugazhenth Street, M.G.R. Nagar, Chennai 600078 comprised in T.S. No.316, Block No. 117 of Kodambakkam Village, Mambalam, Guindy Taluk now Mambalam Taluk, Chennai District, measuring an extent of 140 Square Meters of land together with building being bounded on the:</p> <p>North By : Plot No.2522(Commercial Part) East By : Plot No.2525 South By : K.R. Ramasamy Street West By : Pugazhenth Street</p> <p>Measuring East to West on the Northern side 11.20 meters East to west on the Southern Side 11.20 meters North to South on the Eastern Side 12.70 meters North to South on the Western Side 12.30 meters</p> <p>Within the Registration District of Central Chennai and Sub Registration District of Ashok Nagar Property of 140 Square Meters of land together with building in the joint names of Mr.Paul Pandian S/o N. Selliah, and 2) Mrs. Stella W/o Paul Pandian both residing at AP 1223, 77th Street, 12th Sector, K.K. Nagar Chennai 600078 and registered as Doc No. 1484/2006</p> <p>b) All that piece and parcel of land and Building bearing Door No.20, Plot No.2522, in Pugazhenth Street, M.G.R. Nagar, Chennai 600078 comprised in T.S. No.316, Block No. 117 of Kodambakkam Village, Mambalam, Guindy Taluk now Mambalam Taluk, Chennai District, measuring an extent of 70 Square Meters of land together with building being bounded on the:</p> <p>North By : Plot No.2523 East By : Plot No.2524 and 2525 South By : Plot No.2522(Residential site) West By : Pugazhenth Street</p> <p>Measuring</p>						

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East to West on the Northern side 11.20 meters
East to west on the Southern Side 11.20 meters
North to South on the Eastern Side 6.30 meters
North to South on the Western Side 6.20 meters
Within the Registration District of Central Chennai and Sub Registration District of Ashok Nagar
Property of 70 Square Meters of land with a building thereon in the name of P.Thomas S/o Paul Pandiyan residing at AP 1223, 77th Street, 12th Sector,
K.K. Nagar Chennai 600078 and registered settlement Deed Doc No. 623/2018

Item 2:

All that piece and parcel of land and Building bearing Door No.19, Plot No.2523, in Pugazhenthli Street, M.G.R. Nagar, Chennai 600078 comprised in T.S. No.260, Block No. 117 of Kodambakkam Village, Mambalam, Guindy Taluk now Mambalam Taluk, Chennai District, measuring an extent of 56 Square Meters of land together with building being bounded on the:

North By : Sundar Street
East By : Plot No.2524
South By : Plot No. 2522
West By : Pugazhenthli Street

Measuring

East to West on the Northern side 11.20 meters
East to west on the Southern Side 11.20 meters
North to South on the Eastern Side 5.40 meters
North to South on the Western Side 4.60 meters

Within the Registration District of Central Chennai and Sub Registration District of Ashok Nagar
Property of 56 Square Meters of land with a building thereon in the name of P.Thomas S/o Paul Pandiyan residing at AP 1223, 77th Street, 12th Sector,
K.K. Nagar Chennai 600078 and registered as Doc No. 619/2018

Note: A Commercial cum Residential building to an extent of 9239.54 Square feet having Ground plus 3 Floors(3rd Floor Part) is constructed on all the plots combined measuring Ground Floor 2863.18 Square Feet, First Floor 2863.18 Square Feet, Second Floor 2863.18 Square Feet and Third floor with 650 Square Feet. Ground Floor is used as Commercial and all the other floors are used as residential.

Latitude: 13.01.9745(13.032909) Longitude: 80.11.8148(80.196913)

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The property is not in Physical Possession of the Bank and Auction purchaser has to comply with the following terms and conditions in addition to the standard terms and conditions of sale:

- Property is in Symbolic Possession and Bidder is purchasing the property in Symbolic Possession at his/own risk and responsibility.
- Bank will hand over possession of the 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 has to submit the Declaration cum Undertaking confirming the above terms and conditions(a to d) mentioned in the above terms and conditions immediately after e-Auction.
- Subsequent to sale if successful bidder fails to submit Declaration cum Undertaking, the bid EMD amount will be forfeited

For detailed terms and conditions of sale, please refer to the link provided in <https://www.bankofbaroda.in/e-auction.htm> and <https://ibapi.in>. Also, prospective bidders may contact the authorized officer on **Tel No. 044-28885428**

SCAN HERE
For detailed terms and



कृते बैंक ऑफ बरोडा / For Bank of Baroda

प्राधिकृत अधिकारी / Authorised Officer
आरओएयारबी II चेन्नै / ROSARB II Chennai

Name: M.V. Ramakrishna
Authorised Officer, Bank of Baroda

Date: 30-04-2024
Place: Chennai

Bank of Baroda, ROSARB Branch, Chennai Rural, No 123,DUGAR TOWERS, R.L. ROAD, EGMORE CHENNAI 600 008 Phone: 044- 28885428
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