

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**", "**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 -

Sr No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Short description of the immovable property with known encumbrances, if any	Total Dues.	Date of e-Auction Time of E-auction -	1.Reserve Price- 2.Earnest Money Deposit (EMD)- 3.Bid Increase Amount	Status of Possession	Property Inspection date & Time.
1	M/s ERFS Private Limited No.6, Plot No.15, New Venkatswara Nagar, First Street, Sembium, Chennai-600 011. And also at M/s ERFS Private Limited Branch Office: #38/63, Dharmaraja Koil Street, Poonamallee, Chennai-600056.	<u>Schedule A:</u> All that piece and parcel of vacant land in No.11, Madhavaram High Road, Sembium village Chennai-600 011, Perambur-Purasawalkam Taluk, comprised in S No.1 & 1/2, New T.S No.14/3, Block No.2 of Sembium Village, land measuring 23076 sq feet bounded on the	Rs. 75,09,248.76/- (Rupees Seventy Five Lakhs Nine Thousand Two Hundred Forty Eight and Paise Seventy Six Only) as on 06.09.2026 together with further interest thereon from 07.09.2026 at the contractual rate plus incidental expenses, cost, charges	26-10-2026 2pm to 6pm	1)Rs. 59,00,000/- 2)Rs. 5,90,000/- 3)Rs. 10,000/-	Symbolic	12-10-2026 11am to 1pm

Kolathur Branch, 198/2, Baba Nagar 1st main Road, Srinivasa Nagar, Villivakkam, Chennai-600 049, Phone:044 23454 275, 044 23454276, 044 23454277, kolath@bankofbaroda.com



2	Mr. Joseph Fulbert Edward, S/o A J Edward, Director of M/s ERFS Private Limited No.3/78 D Block, Nithyanand Sagar Apartment, No.11, Madhavaram High Road, Perambur, Chennai-600011.	North by : TS No.21, 22, 23 & 24 South by : Property of Mr. Shantilal Jayantilal Kamdar and Mr. Nitin Ramniklal Bhuwa East by : Property of Sushila Naval Kishore Dave and R S No.450/1 West by : Madhavaram High Road	incurred/ to be incurred till date of payment.			
3	Mr. Venkatesh S S/o Kondaiah, Director of M/s ERFS Private Limited 75, Kamaraj Nagar, 5 Street, Korukkupet Post, Chennai-600021. Mr. Manivannan S/o Ravindran Director of M/s ERFS Private Limited 18/38, Parangusapuram Street, Kodambakkam, Chennai-600024 Mrs Pauline Sampathkumar (Guarantor), W/o Mr. Sampath Kumar, Guarantor of M/s ERFS Private Limited Brindavan Illam, No.4/536 B, Edaiyarpalayam, Rajiv Gandhi	And situated within the Sub Registration District of Sembium and Registration District of Chennai North. Schedule B: (undivided Share of Land hereby sold to the Purchaser) 658.0198 sft of UDS in the total extent of land measuring 23076 sft in Schedule A lands Schedule C: Flat No. H (as per Document) Flat No.3/78 (As per Site), Ground Floor, Block No.Dm Building known				

4	Nagar, Mettupalayam, Coimbatore-641301. And also at Mrs Pauline Sampathkumar(Guarantor), W/o Mr. Sampath Kumar, Guarantor of M/s ERFs Private Limited Flat No.3/78 (as per Site), Flat No.H (as per Document), Ground	as "NITHYANAND SAGAR", Plinth area of 1020 sft (inclusive of proportionate share in the common area) lying within the Registration District of Chennai North and Sub Registration District of Sembium. CERSAI Id : 400060332936 Property ID BARBKOLATHERFS26					
5	Floor, Block No.D, Nithyanand Sagar, Madhavaram high Road, Sembium, Chennai-600 011.						

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.in>. Also, prospective bidders may contact the Authorised officer **7639224085, 91339 04397**;

Date : 17.09.2026
Place : Chennai



M. Mulharjee
Authorised Officer
Bank of Baroda.