



By Speed/Regd. Post

BOB/ROSARB/INDORE/2026-27/096

Date: 27-07-2026

To

1. M/s. Jai Baba Baijnath Food and Dairy Products. (Borrower) Partners: Mrs. Shruti Dawar and Mrs. Ranjana Bai Patel. Project Site: Plot No. 14-15-16, Industrial Area Kota Road, Agar-Malwa MP- 465441. Regd. Office: 46, Kailash Park Colony, Geeta Bhawan Indore MP-452001.	2. Mrs. Shruti Dawar (Partner) Address: 46, Kailash Park Colony, Geeta Bhawan Mandir Ke Piche, Indore MP-452001.
3. Mrs. Ranjana Bai Patel W/o Shri Deepak Patel (Partner), Address: House No. 124, Gram Chota Malsa Pura Mahalsapura Post Siya Dewas MP-455001.	

Dear Sir/Madam,

Re: Notice under Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002 of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002)

Whereas the undersigned being the Authorized Officer of the Bank of Baroda u/s 13(2) of the above said SARFAESI Act, 2002 and in exercise of the powers conferred u/s 13(2) of the said Act read with Rule 3 issued a Demand Notice on **14-11-2025** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) of **M/s. Jai Baba Baijnath Food and Dairy Products. (Borrower), Mrs. Shruti Dawar (Partner), Mrs. Ranjana Bai Patel W/o Shri Deepak Patel (Partner)**, to repay the amount in terms of the said notice within 60 days from the date of the said notice.

And whereas the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) having failed to repay the amount and hence, the undersigned, in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Security Enforcement Rules, 2002 has seized/taken over the possession of the property/properties (hereinafter referred as the said properties) on **18-05-2026** more particularly described herein below.

And whereas the undersigned in exercise of the powers conferred u/s 13(4)(a) of the SARFAESI Act, 2002 proposes to realize the bank's dues by Sale of the said properties.

And whereas the Sale of the said properties will be done on "as is where is" "As is what is" and "whatever is basis" through E-Auction conducted on-line through "baanknet" portal and the date of Sale has been fixed on **08-09-2026** from **2:00 P.M. to 6:00 P.M.** wherein the Reserve Price and EMD Amount as mentioned below has been fixed in respect of the immovable/movable property and as per other terms and conditions as stipulated under the said Act/Rules.

क्षेत्रीय दबावग्रस्त अस्ति वसूली शाखा इंदौर : प्लॉट नं. 12, आर. सी. स्कीम नं. 134, मेनरोड़ निपानिया, इंदौर - 452010 (म. प्र.) भारत फोन: 0731- 2437060,61,62,63,65, मोबाईल +917880103915, ईमेल- sarind@bankofbaroda.com, www.bankofbaroda.bank.in
 Regional Stressed Asset Recovery Branch: Plot No. 12, R.C. Scheme no. 134, Main Road Nipaniya, Indore- 452010 (M.P.) India
 Phone- 0731- 2437060,61,62,63,65 Mobile +917880103915, E-mail- sarind@bankofbaroda.com, www.bankofbaroda.bank.in





Notice of **30** days in terms of the provisions under SARFAESI Act, 2002 read with Rule 9(1) of Security Interest (Enforcement) (Amendment) Rules, 2002 is hereby given to the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) for auction sale of the said property/ies.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as on the scheduled date of Sale will be **Rs. 1,66,79,779.33** + unapplied interest and charges which has to be realized by the Sale of the said properties, which please note.

Details of Secured Assets/Mortgaged Property

S.NO.	DESCRIPTION OF SECURED ASSETS WITH BOUNDARIES	1.RESERVE PRICE 2.EMD 3.Bid Increase amount	Status of Property possession (Constructive/Physical)	Property Inspection Date
1.	Leasehold* Industrial Land and Building at Plot No. 14,15 and 16 Industrial Area, Kota Road, Agar District Agar Malwa MP Admeasuring Plot Area 14400 Sq. Ft. Registered in the name of M/s. Jai Baba Baijnath Food and Dairy Products <u>Boundaries</u> East – Industrial Area Plot No. 17 West – Industrial Area Road North – Open Land South- Industrial Area Road	1.Rs. 68,00,000/- 2.Rs. 6,80,000/- 3.Rs.10,000/-	Symbolic	03-09-2026 11:00am to 1:00 pm
* Transfer of lease is subject to the terms and condition of lease deed of the District Industries Centre Agar Malwa (DTIC)				

For detailed terms and conditions of sale, please refer to the link provided in www.bankofbaroda.in/e-auction.htm and www.baanknet.com also, prospective bidders may contact the authorized officer on Phone- 0731- 2437060,64,65 Mobile +91 7880103915.

Yours faithfully,


Authorized Officer