



बैंक ऑफ बड़ौदा Bank of Baroda



By Speed/Regd. Post

Bob/ROSARB/2026-27/SEP01

Date: 27.08.2026

To,

1	M/S JAI BABA ENTERPRISES Proprietor: Mr. Neelesh Jain Chhoti devi ke pass , Tillo general store ke pass, Tikamgarh MP 472001	BORROWER
2	Mr. Neelesh Jain (Proprietor -M/S JAI BABA ENTERPRISES) Chhoti devi ke pass , Tillo general store ke pass, Tikamgarh MP 472001	Proprietor
3	Mrs. Manju Jain W/o Neelesh Jain Chhoti devi ke pass , Tillo general store ke pass, Tikamgarh MP 472001	GUARANTOR

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 **05.08.2025** calling upon the **Borrower(s)** :

M/S JAI BABA ENTERPRISES (Proprietor: Mr. Neelesh Jain), Mr. Neelesh Jain Proprietor and Mrs. Manju Jain W/o Neelesh Jain (Guarantor) 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)/Mortgagor 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 **17.10.2025** more particularly described herein below.

क्षेत्रीय तनावग्रस्त अस्ति वसूली शाखा (आर.ओ.एस.ए.आर.बी) ग्वालियर, सिटी सेंटर, प्रथम तल, बीएसएनएल बिल्डिंग, ग्वालियर, म.प्र.474011
मोबाइल नं.7880153116, ई-मेल sarsag@bankofbaroda.co.in वेब www.bankofbaroda.com
Regional Stressed Asset Recovery Branch, Gwalior, City Centre, 1st Floor, BSNL Building, Gwalior, M.P-474011
Mobile.No.7880153116, E-mail id: sarsag@bankofbaroda.co.in | Web: www.bankofbaroda.com





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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 basis and whatever is basis" through E-Auction conducted on-line through "BAANKNET" portal and the date of Sale has been fixed on **23-09-2026 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. **Notice of 15 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)/Mortgagor as above to the bank as on the scheduled date of Sale will be **Rs.1,29,65,866.31 (Rs. Rupees One crore Twenty nine lakh sixty five thousand eight hundred sixty six and paise thirty one) + Future Interest w.e.f. from 06.08.2025 + other cost, charges & Expenses from the date of NPA till the date of realization**, 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	Reserve Price	EMD								
1	Equitable mortgage of house situated at plot no 74 Khasra no. 549/1 , Village: Anantpura Mahaveer Grah Nirman Sahkari Samiti Tehsil Tikamgarh Dist Tikamgarh MP 472001 P j no. 07 ad-measuring 1500 sq ft. (139.40 sq. mtr) belongs to Smt. Manju Jain W/o Mr. Neelesh Jain Bounded As : <table><tr><td>East</td><td>plot no 75</td></tr><tr><td>West</td><td>Plot no. 73</td></tr><tr><td>North</td><td>Rasta</td></tr><tr><td>South</td><td>plot no 79</td></tr></table>	East	plot no 75	West	Plot no. 73	North	Rasta	South	plot no 79	Rs.65,00,000/- (Rupees Sixty Five Lakh Only)	Rs. 650000.00 (Rupees Six Lakh Fifty Thousand Only)
East	plot no 75										
West	Plot no. 73										
North	Rasta										
South	plot no 79										

Yours faithfully,

Chief Manager & Authorized Officer



क्षेत्रीय तनावग्रस्त अस्ति वसूली शाखा (आर.ओ.एस.ए.आर.बी) ग्वालियर, सिटी सेंटर, प्रथम तल, बीएसएनएल बिल्डिंग, ग्वालियर, म.प्र.474011
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