



बैंक ऑफ बड़ौदा Bank of Baroda

BOB/ROSARB/DURG/2026-27/

Dated-27/08/2026

To,

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| 1. | Mr. Kawaljeet Singh Sandhu S/o Jogendra Singh Sandhu
Resident of- House No. LIG-2 1394, ward No. 16, Dhancha Bhavan Bhilai, Nr. Govt. School, Kurud, Bhilai Durg, CG-490024. |
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Dear Sir,

Re: Notice under Rule 6(2) and/or Rule 8(6) 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 **09/06/2025** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) of **Mr. Kawaljeet Singh Sandhu S/o Jogendra Singh Sandhu** 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 Rules has seized/taken over the possession of the property/properties (hereinafter referred as the said properties) more particularly described herein below on **18th day of Sept. 2025**

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 "e-bikray" portal and the date of Sale has been fixed on **23/09/2026** from **2 PM** to **6 PM** 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) as above to the bank as on the scheduled date of Sale will be **Rs. 29,14,854.00 + interest** and expenses thereafter which has to be realized by the Sale of the said properties, which please note.

क्षेत्रीय दबाव ग्रस्त अस्ति वसूली शाखा, दुर्ग : ज़ोनल मार्केट, प्रथम तल, क्षेत्रीय कार्यालय, सैक्टर-10, भिलाई, जिला- दुर्ग (छ.ग.) 490006, भारत
Regional Stressed Asset Recovery Branch, Durg : Zonal Market, First Floor, Regional Market, Bhilai Dist- Durg, (C.G.)- 490006, India

Mobile/मोबाइल : 07723024982 (ई-मे/Email) – sardur@bankofbaroda.com Website: www.bankofbaroda.com





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Details of Secured Assets/Mortgaged Property

S.No.	Description of Secured Assets with Boundaries	Reserve Price	EMD
1	Residential House No.LIG-I/32, Situated at Mouza-Housing Board, Industrial Area, Bhilai, Tehsil and Distt. Durg, Area 54 Sq.Mtr. <u>Bounded by :-</u> On the North by : LIG-I/31 On the South by: LIG-I/33 On the East by : Road On the West by: Open Land	Rs.20,16,000.00	Rs.2,01,600/-

Yours faithfully,

(Rajesh Kumar Thakur)

Authorised Officer and

Chief Manager



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