



बैंक ऑफ बड़ोदा
Bank of Baroda

SALE NOTICE

BOB/KHARGO/SARFAESI/BHOLA/2026-27

Date: 28.07.2026

1.	Name & address of borrower/borrower	Mr. Bhola Rathod S/o Babulal Rathod Mrs. Anju W/o Bhola Rathod	
		Old Address	Ward No-30, Sanjay Nagar Khargone, M.P-451001 Mob-9329824356
		New Address	H.No-03, Vinayak Residency, Colony, Gram Sanghvi, Ward No-31, Khargone MP-451001.
2	Name & address of Guarantor	NA	

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 **09.02.2026** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) of **Mr. Bhola Rathod S/o Babulal Rathod and Mrs. Anju W/o Bhola Rathod** 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 **18.04.2026** 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 basis and whatever basis" through E-Auction conducted on-line through "e-bikray" portal and the date of Sale has been



on **08.09.2026** from **2:00 P.M. to 6:00 P.M.** wherein the Reserve Price and EMD Amount mentioned below has been fixed in respect of the immovable/movable property and as per other conditions as stipulated under the said Act/Rules. Notice of 30 days in terms of the provisions under SARFAESI Act, 2002 read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 is hereby given to the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) for the auction sale of the said property/ies.

Amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank on the scheduled date of Sale will be **19,84,000.00/- (Rs. Nineteen lac Eighty Four thousand + unapplied intt. + un-served interest + other charges)** plus 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

V	Description of Secured Assets with Boundaries	Reserve Price	EMD
	Residential House No. 03, Vinayak Residency, Gram Sanghvi, PH No-47/27, Ward No-31, Tehsil & Dist-Khargone (M.P) admeasuring 1000 Sqf belongs to Mr. Bhola Rathod S/o Babulal Rathod and Mrs. Anju W/o Bhola Rathod	Rs.19,84,000/- (Nineteen Lac Eighty Four Thousand Only)	Rs. 1,98,400/- (One Lac Ninety Eight Thousand Four Hundred Only)

Following are the four boundaries of the above Residential Unit.

	EAST	WEST	NORTH	SOUTH
Property No. 03, Vinayak Residency,	Colony Road	Plot No-26	Plot No-02	Plot No. 04

faithfully,

Authorized officer
(Manager)

 **कृते - बैंक ऑफ बड़ौदा**
For-BANK OF BARODA
मुख्य प्रबंधक खरगोन शाखा
Chief Manager, Khargone Branch