बैंक ऑफ़ बड़ौदा Bank of Baroda

BR/ROSARB/2026-27 Date : 27.10.2026

M/s Sachin Tiwari Prop Mr Sachin Tiwari S/o Mr Brajesh Tiwari
Flat No.303, Third floor, Block -G Star,
Sagar Royal Heights, Pocket- III,
Ward No. 53, Village -Bawadiya Kalan,
Hoshangabad Road, Tehsil - Kolar,
District -Bhopal (M. P.) Pin 462026
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 16-02-2026** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) **1- M/s Sachin Tiwari Prop Mr Sachin Tiwari S/o Brajesh Tiwari) Flat No.303, Third floor, Block -G Star, Sagar Royal Heights, Pocket- III, Ward No. 53, Village -Bawadiya Kalan, Hoshangabad Road, Tehsil - Kolar, District -Bhopal (M. P.) Pin 462026** 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 05.05.2026**

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 And as is What is Basis**" through E-Auction and the date of Sale has been fixed **on 17.11.2026 from 2:00 pm to 6:00 pm** wherein based on the **Valuation Report dated 26.08.2026** Reserve Price and EMD as mentioned below have been given 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 as earlier auction on 07.10.2026 failed.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as per the **Demand Notice dated 16.02.2026 Rs 1,04,61,488.73 (Rs One Crore Four Lacs Sixty One Thousand Four Hundred Eighty Eight and Paisa Seventy Three Only (+) intt and Other legal charges** which has to be realized by the Sale of the said properties, which please note.

Details of Secured Assets/Mortgaged Property

Description of Secured Assets with Boundaries	Amt in Rs
Equitable Mortgage of **Flat No.303, Third floor, Block -G Star, Sagar Royal Heights, Pocket- III, Ward No. 53, Village -Bawadiya Kalan, Hoshangabad Road, Tehsil - Kolar, District -Bhopal (M. P.) Pin 462026, Khasra No 427/2/1/7/1/1, 427/2/1/7/1/2 , 427/2/1/7/1/3, 427/2/1/7/1/4, 427/2/1/7/1/5,** having area 1.15acre Kh no **427/2/1/1 , 427/2/1/2, 427/2/1/3, 427/2/1/4, 427/2/1/5, 427/2/1/6, 427/2/1/1** having area 1.73 acre which is situated at Sagar Royal Heights, Village Bawadiya Kalan, Hoshangabad Road, P H No 42 Vikas Khand Phanda, Tehsil Huzur , Distt Bhopal Belonging to Mr Sachin Tiwari . Boundaries are :**East** :- Open, **West** :- Corridor & Flat No 306, **North**- Flat No 302 & Duct **South**- Flat no 304 & Duct	**Reserve Price Rs 59,50.000/- (Fifty nine lakhs fifty thousand only) EMD Amt Rs 5,95,000/- (Five lakhs ninety five thousand only**

Chief Manager & Authorized Officer Date : 27.10.2026

क्षेत्रीय तनावग्रस्त आस्ति वसूली शाखा (आर.ओ.एस.ए.आर.बी.) भोपाल, तल घर, प्लॉट क्र. 11 & 12, बंजारी, कोलार रोड, भोपाल (म. प्र.) 462042 भारत
मोबाईल नं 7247770078 फोन नं 0755-4045435, 4055063 ईमेल sarbhp@bankofbaroda co in वेबसाइट www.bankofbaroda.com
Regional Stressed Assets Recovery Branch, (R.O.S.A.R.B.) Bhopal, Basement, Plot No 11&12, Banjari Kolar Road, Bhopal - (M P) 462042 India
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