बैंक ऑफ़ बड़ौदा Bank of Baroda

Date : 27.10.2026

BR/ROSARB/2026-27

Mr. Anil Mandalkar S/o Mr Surendra Mandalkar Dhimar Mohalla, Patel Ward, Sardar Betul, Betul MP 460001	Mr Sandeep Kumar Ghore S/o Mr Ramji Ghore Subhash Ward 01 Majhi Nagar, Betul Tehsil Betul Dist Betul MP 460001

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 08-10-2025** calling upon the Borrower(s)/**Guarantor(s)/Corporate Guarantor(s) 1- Mr. Anil Mandalkar S/o Mr Surendra Mandalkar** 2- **Mr Sandeep Kumar Ghore S/o Mr Ramji Ghore** 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 03.01.2026**

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 08.09.2026 failed.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as per the **Demand Notice dated 08.10.2025 Rs 17,14,112.00 (Rs Seventeen Lakhs Fourteen Thousand One Hundred Twelve 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
All that part and parcel of the property consisting of Plot No Survey No 61/17, Mouja Durga Ward Khanjanpur, Thesil Betul, Dist Betul PH no 52/36 , settlement no 143 MP India – 460001 total area admeasuring 1000 sq ft belonging to Anil Mandalkar S/o Surendra Mandalkar. Boundaries are North – Land of Mr Amit, South - Land of Mr Devendra, East – 25 feet kacha Rd , West Land of Mr Channu	13,50,000/- RV 135000/-

Chief Manager & Authorized Officer
Date : 27.10.2026

क्षेत्रीय तनावग्रस्त परिसंपत्ति प्रबंधन शाखा (ट्रे.ओ.एआरबी.) भोपाल, तल घर, प्लॉट क्र. 11 & 12, बंजारी, कोलार रोड, भोपाल (म. प्र.) 462042 भारत
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