बैंक ऑफ़ बड़ौदा Bank of Baroda

Registered A/D

BOB/ROSARB/2026-27 Date : 27.10.2026

Mr Lalit Gopal Bendale S/o Shri Gopal Bendale, (Borrower) House No. 57, Housing Board, E – III, Baddi, Teh – Nalagarh, Dist. – SOLAN (H.P.) – 173205 House No. 2090, Shekhpura, At Post Savda, RAVER, Dist – JALGAON (Maharashtra) - 425502
Mr Dinkar Kolhe ,(Guarantor in Account of Mr. Lalit Gopal Bindale), House No A – 119, Old Ashoka Garden, Raisen Road, BHOPAL (M.P.) - 462023

Madam/ 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 01.06.2019 calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) – Mr Lalit Gopal Bendale S/o Mr Gopal Bendale, (Borrower), Mr Dinkar Kolhe ,(Guarantor in Account of Mr. Lalit Gopal Bindale), 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 05.09.2019

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 27.08.2026. Reserve Price and EMD as mentioned below has 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 24.11.2025 failed.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as per the Demand Notice dated – 01.06.20219 Rs. 568797.00 (+) interest and 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	Amount
Equitable mortgage of Residential Plot No. 142, part of Khasra No. 35, 40/1, 36, 40/2, 37, 38, 50/2/1, 50/2/2/1, 142, 40/1, 50/2/2/2 Situated at 'Happy Valley Colony' Village- Rojra Chak Ph No. 17, RNM-2, Vikaskhand- Obedullahganj, Teh. Goharganj, Dist.Raisen (M.P.), Area – 135.00 Sq. Mtr. Belonging to Mr. Lalit Gopal Bendale S/o Shri Gopal Bendale. Boundaries as under – East – Colony Road West – **Plot No. 155** North – Plot No. 143 South - **Plot No. 141**	**RV 6,10,000/-** **EMD 61000/-**

Authorized Officer/Chief Manager
Date – 27.10.2026

क्षेत्रीय तनावग्रस्त [illegible] (आर.ओ.एस.ए.आर.बी.) भोपाल, तल घर, प्लॉट क्र. 11 & 12, बंजारी, कोलार रोड, भोपाल (म. प्र.) 462042 भारत
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