बैंक ऑफ़ बड़ौदा **Bank of Baroda**

SALE NOTICE

Mrs. Shahnaj Begam Tanwar
W/o Md. Ashraf Tanwar
At- Ward No.17 Rani Durgawati Ward,
Krishna Nagar Tehsil- Baloda Bazar,
Distt- Baloda Bazar- Bhatapara (CG)

Md. Ashraf Tanwar
S/o Md. Yusuf Tanwar
At- Ward No.17 Rani Durgawati Ward,
Krishna Nagar Tehsil- Baloda Bazar,
Distt- Baloda Bazar- Bhatapara (CG)

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 **14-10-2024** calling upon the **Mrs. Shahnaj Begam Tanwar W/o Md. Ashraf Tanwar (Borrower) and Md. Ashraf Tanwar S/o Md. Yusuf Tanwar (Co-Borrower)** 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 **07-08-2025.**

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", "as is what is", "whatever there is" basis through E-Auction conducted on-line through "Baanknet" portal and the date of Sale has been fixed on **17.11.2026** from **02:00 PM TO 06:00 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 as the auction sale was failed earlier which was conducted on NA.

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.39,88,524.31 (Rupees Thirty nine Lakh Eighty Eight Thousand Five hundreds Twenty Four & paise Thirty one only) + Accrued cum unapplied interest + other charges** thereafter which has to be realized by the Sale of the said properties, which please note.

आर.ओ.एस.आर.बी. बिलासपुर, बैंक ऑफ बड़ौदा, ई.मेल : rosarb.bilaspur@bankofbaroda.co.in
ROSARB Bilaspur, Bank of Baroda, T. R. Complex, Second Floor, Opposite SBI Bank, Rajkishore Nagar Branch, Lingiyadih, Bilaspur-495006(C.G.) , India. Email: rosarb.bilaspur@bankofbaroda.co.in

BANK OF BARODA ROSARB, BILASPUR

बैंक ऑफ़ बड़ौदा **Bank of Baroda**

Details of Secured Assets/Mortgaged Property

Sr. No.	Description of Secured Assets with Boundaries	Reserve Price	EMD
1.	**Equitable mortgage of land and building** Equitable Mortgage of diverted Residential Land & Building situated at Plot No.- Lotus 44, Kh. No. -310/32, 311/32, 312/31, P.H. No.15, R.N.M.-Baloda Bazar, Admeasuring Area- 2300 Sq. Ft. G.F. Built Up Area- 1144.00 Sq. Ft. Rani Durgawati Ward No.17, Shri Krishna Colony, Baloda Bazar, Mouza- Baloda Bazar, Tehsil- Baloda Bazar, Distt.- Baloda Bazar-Bhatapara (CG) in name of Mrs. Shahnaj Begam Tanwar W/o Md. Ashraf Tanwar **Boundaries of the property:** **North** – Plot No.- Lotus 45 **South** – Colony Boundary Wall **East** - Road **West** – Colony Boundary Wall	**Rs.37.99 Lakhs**	**Rs.3.80 Lakhs**

Yours faithfully,

BANK OF BARODA ★ ROSARB, BILASPUR ★

(Sudipto Basu)
Authorized Officer

Date: 29.10.2026

आर.ओ.एस.आर.बी. बिलासपुर, बैंक ऑफ बड़ौदा, ई.मेल : rosarb.bilaspur@bankofbaroda.co.in
ROSARB Bilaspur, Bank of Baroda, T. R. Complex, Second Floor, Opposite SBI Bank, Rajkishore Nagar Branch, Lingiyadih, Bilaspur-495006(C.G.) , India. Email: rosarb.bilaspur@bankofbaroda.co.in