



बैंक ऑफ बड़ौदा  
Bank of Baroda



By Speed/Regd. Post

Bob/TIKAMG/Salenotice/001

Date: 05.03.2026

To,

|    |                                                                                                                                       |            |
|----|---------------------------------------------------------------------------------------------------------------------------------------|------------|
| 1  | M/S JAI BABA ENTERPRISES<br>Proprietor: Mr. Neelesh Jain<br>Chhoti devi ke pass , Tillo general store ke pass,<br>Tikamgarh MP 472001 | BORROWER   |
| 2  | Mrs. Manju Jain W/o Neelesh Jain<br>Chhoti devi ke pass , Tillo general store ke pass,<br>Tikamgarh MP 472001                         | GUARANTOR  |
| 3. | Mr. Neelesh Jain<br>Chhoti devi ke pass , Tillo general store ke pass,<br>Tikamgarh MP 472001                                         | Proprietor |

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 05.08.2025 calling upon the **Borrower(s) : M/S JAI BABA ENTERPRISES (Proprietor: Mr. Neelesh Jain ) and Mrs. Manju Jain W/o Neelesh Jain (Guarantor)**

To repay the amount in terms of the said notice within 60 days from the date of the said notice of **M/S JAI BABA ENTERPRISES (Proprietor: Mr. Neelesh Jain )**

And whereas the Borrower(s)/Guarantor(s)/Corporate Guarantor(s)/Mortgagor 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 **17.10.2025** more particularly described herein below.

Bank of Baroda, Tikamgarh Branch , in front of MPEB office Dist-Tikamgarh , MP -472001

Mobile : +91-9762410701 , ईमेल/Email : [Tikamg@bankofbaroda.com](mailto:Tikamg@bankofbaroda.com)





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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.

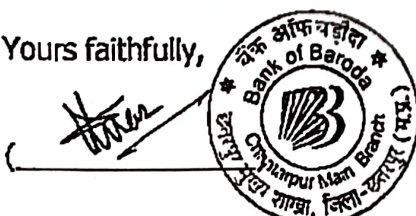
And whereas the Sale of the said properties will be done on "as is where is basis and whatever is basis" through E-Auction conducted on-line through "BAANKNET" portal and the date of Sale has been fixed on **13.04.2026 from 2:00 P.M. to 6:00 P.M.** wherein the Reserve Price and EMD Amount as mentioned 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 30 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.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s)/Mortgagor as above to the bank as on the scheduled date of Sale will be **Rs.1,29,65,866.31 (Rs. Rupees One crore Twenty nine lakh sixty five thousand eight hundred sixty six and paise thirty one ) + Future Interest w.e.f. from 06.08.2025 + other cost, charges & Expenses from the date of NPA till the date of realization**, which has to be realized by the Sale of the said properties, which please note.

**Details of Secured Assets/Mortgaged Property**

| S.No. | Description of Secured Assets with Boundaries                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | Reserve Price | EMD                                |      |             |       |       |       |                                    |  |                                                                                            |                                                                                                  |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------|------------------------------------|------|-------------|-------|-------|-------|------------------------------------|--|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| 1.    | <p>Equitable mortgage of house situated at plot no 74 Khasra no. 549/1 , Village: Anantpura Mahaveer Grah Nirman Sahkari Samiti Tehsil Tikamgarh Dist Tikamgarh MP 472001 P j no. 07 admeasuring 1500 sq ft. (139.40 sq. mtr) belongs to Smt. Manju Jain W/o Mr. Neelesh Jain</p> <p><b>Bounded As :</b></p> <table><tr><td>East</td><td>House of Ashish Jain on plot no 75</td></tr><tr><td>West</td><td>Plot no. 73</td></tr><tr><td>North</td><td>Rasta</td></tr><tr><td>South</td><td>House of Halkai Jain on plot no 79</td></tr></table> |  | East          | House of Ashish Jain on plot no 75 | West | Plot no. 73 | North | Rasta | South | House of Halkai Jain on plot no 79 |  | <p><b>Rs.79,65,000/-</b><br/><b>(Rupees Seventy Nine Lac Sixty five thousand Only)</b></p> | <p><b>Rs. 796500.00</b><br/><b>(Rupees Seven lakh ninety six thousand five hundred Only)</b></p> |
| East  | House of Ashish Jain on plot no 75                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |               |                                    |      |             |       |       |       |                                    |  |                                                                                            |                                                                                                  |
| West  | Plot no. 73                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |               |                                    |      |             |       |       |       |                                    |  |                                                                                            |                                                                                                  |
| North | Rasta                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |               |                                    |      |             |       |       |       |                                    |  |                                                                                            |                                                                                                  |
| South | House of Halkai Jain on plot no 79                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |               |                                    |      |             |       |       |       |                                    |  |                                                                                            |                                                                                                  |

Yours faithfully,



Bank of Baroda, Tikamgarh Branch; in front of MPEB office Dist-Tikamgarh, MP -472001

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