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बैंक ऑफ बड़ौदा Bank of Baroda



By Speed/Regd. Post

No. BOB/SARB/SARFAESI-SN/2025-26/53

Date: - 27.02.2026

To

1.	Mrs. Kavita Shivnani D/O Shri Nathuram Shivnani LIG 206, Sector B, Sonagiri Bhopal M.P.462022
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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 **03.02.2020** calling upon the **Borrower:- Mrs. Kavita Shivani D/O Shri Nathuram Shivnani** 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 Security Enforcement Rules, 2002 has seized/taken over the possession of the property/properties (hereinafter referred as the said properties) on **24.08.2020** more particularly described herein below.

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 **23.03.2026 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 **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 **22.10.2021, 28.02.2024, 21.05.2024, 05.07.2024, 06.09.2024, 27.11.2024, 09.01.2025, 03.03.2025, 18.11.2025, 03.01.2026, 02.02.2026**

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.12,36,928/- (Rupees Twelve Lakh Thirty Six Thousand Nine Hundred Twenty Eight Only) plus unapplied interest and charges** which has to be realized by the Sale of the said properties, which please note.

क्षेत्रीय तनावग्रस्त अस्ति वसूली शाखा (आर.ओ.एस.ए.आर.बी) ग्वालियर, सिटी सेंटर, प्रथम तल, बीएसएनएल बिल्डिंग, ग्वालियर, म.प्र.474011
मोबाइल नं.7880153116, ई.मेल sarsag@bankofbaroda.co.in वेब: www.bankofbaroda.com
Regional Stressed Asset Recovery Branch, Gwalior, City Centre, 1st Floor, BSNL Building, Gwalior, M.P-474011
Mobile.No.7880153116, E-mail id: sarsag@bankofbaroda.co.in | Web: www.bankofbaroda.com





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Details of Secured Assets/Mortgaged Property

S.No.	Description of Secured Assets with Boundaries	Reserve Price	EMD
1	All that part and parcel of the residential flat No.05 situated at Fourth Floor, Shipra Block 1, Part of Plot No.10, Sector D, Industrial Area, Ward No.13, Mandideep, Tehsil Goharganj, Dist. Raisen M.P. admeasuring area 600 sq.ft belongs to Mrs.Kavita Shivnani D/o Shri Nathuram Shivani Boundaries as under: North : Corridor South : Shipra Block 02, Flat No.02 East: Shipra Block 01, Flat No.04 West: Shipra Block 02, Flat No.06	Rs.05,26,500/- (Rupees Five Lakhs Twenty Six Thousand Five Hundred Only)	Rs.52,650/- (Rupees Fifty Two Thousand Six Hundred Fifty Only)

Yours faithfully,

Awinash Kumar Gupta

(Awinash Kumar Gupta)

Authorized Officer and Chief Manager



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