

By Speed/Regd. Post

No. VJGWAL/SARFAESI/Sale/03/2026

Dtd. 18.03.2026

To

1.	Borrower:1- Mr. Shri Nivas Sharma S/O Devi Ram Sharma Borrower:2- Mrs. Anjula Sharma W/O Mr. Shri Nivas Sharma	Address1:- B1, Shikha Enclave, Maharajpura Gird, Gwalior-474001 Address2:- Infront of Post Office Ambah, Dist- Morena-476111
2.	Guarantor:- Mr. Raghvendra Sharma S/O Deviram Sharma	Address1:- B2, Shikha Enclave, Maharajpura Gird, Gwalior-474001 Address2:- Post Office Ke Samne, Morena Road, Ward No 12, Ambah, Dist- Morena - 476111

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 **16-09-2025** calling upon the Borrower **Mr. Shri Nivas Sharma S/O Devi Ram Sharma and Mrs. Anjula Sharma W/O Mr. Shri Nivas Sharma** and Guarantor **Mr. Raghvendra Sharma S/O Deviram Sharma** 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 **30-12-2025** more particularly described herein below.

Jayendraganj Branch Nisha Plaza Near Aacharan Press, Jinsi Road Gwalior 474009 (M.P.)



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 "e-bikray" portal and the date of Sale has been fixed on **24-04-2026 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) as above to the bank as on the scheduled date of Sale will be **Rs.1214224.47(Rupees Twelve Lakh Fourteen thousand Two Hundred twenty Four and Forty Seven Paise Only)+** unapplied interest and charges 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	EMDTD of Land and building Plot No. B-1, Shikha Enclave, Ward No.18, Patwari harka No. 94, Part of Survey No. 406/min-2 Maharajpura, Gird, Gwalior in the Name of Mr. Shri Nivas Sharma S/O Deviram Sharma and measuring 69.70 Sq Mtr(750 Sqr Feet). Bounded By: On the North by – Plot of Rahul Singh Tomar On the South by – Road Colony On the East by – Road Sarkari On the west by – Plot No. B-2	2312000/-	231200/-

Yours faithfully,
For BANK OF BARODA



प्राधिकृत अधिकारी / मुख्य प्रबन्धक

(Abhishek Pandey)

Authorised Officer and Chief Manager

18.03.2026