



बैंक ऑफ बड़ौदा Bank of Baroda



By Speed/Regd. Post

No. BOB/SARB/SARFAESI-SN/2026-27/07

Date: - 27.04.2026

To

1.	M/S Lakhmichand Pawan Kumar Proprietor: Mr. Pawan Kumar Jain Registered Office: Plot No.90 Galla Mandi Vidisha. M.P. Dist Vidisha M.P. 464001	2.	Mrs. Preeti Jain W/O Mr. Pawan Kumar Jain (Guarantor: M/S Lakhmichand Pawan Kumar) House at ward No.22 Ganesh Ganj Marg Rajendra Giri Gali No.01 Vidisha Dist. Vidisha M.P.464001
3.	Mr. Pawan Kumar Jain (Proprietor: M/S Lakhmichand Pawan Kumar) House at ward No.22 Ganesh Ganj Marg Rajendra Giri Gali No.01 Vidisha M.P. 464001		

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 **28.08.2024** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) of **M/S Lakhmichand Pawan Kumar Proprietor: Mr. Pawan Kumar Jain (Borrower), 2. Mr. Pawan Kumar Jain S/O Shri Lakhmichand Jain (Proprietor) and (Guarantor) Mrs. Preeti Jain W/O Shri. Pawan Kumar Jain** 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 **15.07.2025** 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 **15.05.2026** from **2:00 P.M. to 6:00 P.M.** wherein based on the Valuation Report Dated **28.07.2025**. 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

क्षेत्रीय तनावग्रस्त अस्ति वसूली शाखा (आर.ओ.एस.ए.आर.बी) ग्वालियर, शिटी सेंटर, प्रथम तल, बीएसएनएल बिल्डिंग, ग्वालियर, म.प्र.474011
मोबाइल नं. 7880153116, ई-मेल: sarsag@bankofbaroda.co.in वेब: www.bankofbaroda.com

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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.

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. **98,98,316.96/- (Rupees Ninety Eight Lakhs Ninety Eight Thousand Three Hundred Sixteen And Ninety Six 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

Sl. No	Description of Secured Assets with Boundaries	Reserve Price	EMD
1.	All that part and parcel of the properties consisting of Equitable Mortgage of Residential House at Ward No.22 Ganesh Ganj Marg Rajendra Giri Gali No.01 Vidisha M.P. 464001 admeasuring to the area 900 sq.ft belonging to Mrs. Preeti Jain w/o Mr Pawan Kumar Jain. Boundaries as under :- EAST: Gali Cemented. WEST: Kandar & open area of Jain Sahib. NORTH: Gali Cemented then House of P.C Jain. SOUTH: House of Jagdeesh Nema & House of Keval Singh.	Rs.46,00,000/- (Rupees Fourty Six Lakhs Only.)	Rs.4,60,000/- (Rupees Four Lakhs Sixty Thousand Only.)

Yours faithfully,

(Awinash Kumar Gupta)

Authorized Officer and Chief Manager



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