



बैंक ऑफ बड़ौदा Bank of Baroda

BR/ROSARB/2026-27/



Date : 23.07.2026

M/s Avinash Leno Bag Prop Mr Avinash Mehra S/o K. S. Mehra Flat no A 3/304 Kanal Kinship, Salaiya Bhopal - 462026	M/s Avinash Leno Bag Prop Mr Avinash Mehra S/o K. S. Mehra Plot No 25 A Kh No 156/2/4/2/1/2 Village Sonktach, Berasia, Bhopal - 463106
M/s Avinash Leno Bag Prop Mr Avinash Mehra S/o K. S. Mehra Ward No 13 Kothi Bazar, Distt Hoshangabad - 461001	Mr Avinash Mehra S/o K. S. Mehra Flat No J 3/403 Kanal Kinship, Salaiya Bhopal 462026
M/s Avinash Leno Bag Prop Mr Avinash Mehra S/o K. S. Mehra Flat No J 3/403 Kanal Kinship, Salaiya, Bhopal - 462026	

Dear Sir/Madam,

Re: Notice under Rule 6(2) and/or 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 11.07.2025 calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) – M/s Avinash Leno Bag Prop Mr Avinash Mehra S/o K S Mehra 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 29.10.2025

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 basis and whatever is basis" through E-Auction conducted on-line through "banknet" portal and the date of Sale has been fixed on 10.08.2026 at 2.00 P.M. to 6.00 P.M. wherein based on the Valuation Report dated – 15.10.2025, 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 earlier auction on 22.04.2026 failed.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as on 11.07.2025 is Rs. 75,85,743.64 (Rupees Seventy Five Lakhs Eighty Five Thousand Seven Hundred Forty Three and Sixty Four Paise Only) as set out in the Demand Notice, plus unapplied interest, further interest Bank charges etc. which has to be realized by the Sale of the said properties, which please note.

Details of Secured Assets/Mortgaged Property

Description of Secured Assets	Reserve Price	EMD
Equitable Mortgage of property – Commercial diverted land situated at Khasara No 156/2/4/2/1/2 having area 0.1420 hec., Village Sonkatch Patwari Halka No 43 (Sonkatch) Revenue Circle No 12 Tehsil Berasia Dist Bhopal MP. Property belongs to Mr Avinash Mehra S/o K. S. Mehra. Boundries are : East : others Land North : Seller's remaining land West : Road South : Other's Land	18,00,000.00	1,80,000.00

For BANK OF BARODA

Authorized Officer/Authorizing Officer
Date – 23.07.2026

क्षेत्रीय तनावग्रस्त आसि वसुली शाखा (आर.ओ.एस.ए.आर.बी.) भोपाल, तल घर, प्लॉट क्र. 11 & 12, जंजारी, कोलार रोड, भोपाल (म. प्र.) 462042 भारत
मोबाईल नं. 7247770078 फोन नं. 0755-4045435, 4055063 ईमेल sarbhp@bankofbaroda.co.in वेबसाइट www.bankofbaroda.com
Regional Stressed Assets Recovery Branch, (R.O.S.A.R.B.) Bhopal, Basement, Plot No. 11&12, Banjari, Kolar Road, Bhopal - (M.P.) 462042 India
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"अपनी भाषा को बनाएं कारोबार की भाषा"