



बैंक ऑफ बड़ौदा Bank of Baroda



BR/ROSARB/2026-27

Date : 29.08.2026

M/s Sachin Tiwari Prop Mr Sachin Tiwari
S/o Mr Brajesh Tiwari
Flat No.303, Third floor, Block -G Star,
Sagar Royal Heights, Pocket- III,
Ward No. 53, Village -Bawadiya Kalan,
Hoshangabad Road, Tehsil - Kolar,
District -Bhopal (M. P.) Pin 462026
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 16-02-2026 calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) 1- M/s Sachin Tiwari Prop Mr Sachin Tiwari S/o Brajesh Tiwari) Flat No.303, Third floor, Block -G Star, Sagar Royal Heights, Pocket- III, Ward No. 53, Village -Bawadiya Kalan, Hoshangabad Road, Tehsil - Kolar, District -Bhopal (M. P.) Pin 462026 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 05.05.2026

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 And as is What is Basis" through E-Auction and the date of Sale has been fixed on 07.10.2026 from 2:00 pm to 6:00 pm wherein based on the Valuation Report dated 26.08.2026 Reserve Price and EMD as mentioned below have been given in respect of the immovable/movable property and as per other terms and conditions as stipulated under the said Act/Rules.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as per the Demand Notice dated 16.02.2026 Rs 1,04,61,488.73 (Rs One Crore Four Lacs Sixty One Thousand Four Hundred Eighty Eight and Paise Seventy Three Only (+) Intt and Other legal charges 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 with Boundaries	Amt in Rs
Equitable Mortgage of Flat No.303, Third floor, Block -G Star, Sagar Royal Heights, Pocket- III, Ward No. 53, Village -Bawadiya Kalan, Hoshangabad Road, Tehsil - Kolar, District -Bhopal (M. P.) Pin 462026, Khasra No 427/2/1/7/1/1, 427/2/1/7/1/2, 427/2/1/7/1/3, 427/2/1/7/1/4, 427/2/1/7/1/5, having area 1.15acre Kh no 427/2/1/1, 427/2/1/2, 427/2/1/3, 427/2/1/4, 427/2/1/5, 427/2/1/6, 427/2/1/1 having area 1.73 acre which is situated at Sagar Royal Heights, Village Bawadiya Kalan, Hoshangabad Road, P H No 42 Vikas Khand Phanda, Tehsil Huzur, Distt Bhopal Belonging to Mr Sachin Tiwari	<u>Reserve Price</u> Rs 59,50,000/- (Fifty nine lakhs fifty thousand only) <u>EMD Amt</u> Rs 5,95,000/- (Five lakhs ninety five thousand only)
Boundaries are : East :- Open North- Flat No 302 & Duct West :- Corridor & Flat No 306 South- Flat no 304 & Duct	

For BANK OF BARODA

प्रबंधक अधिकारी/Authorized Officer,
Chief Manager & Authorized Officer, Bhopal
Date : 29.08.2026

क्षेत्रीय तनावग्रस्त आस्ति वसूली शाखा (आर.ओ.एस.ए.आर.बी.) भोपाल, तल घर, प्लॉट क्र. 11 & 12, बंजारी, 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
M.: +91 7247770078 | Ph. No. 0755-4045435, 4055063 | E-mail : sarbhp@bankofbaroda.co.in | Web.: www.bankofbaroda.com

"अपनी भाषा को बनाएं कारोबार की भाषा"