

Sale Notice

MRS. NIDHI MAHAJAN W/o MOHIT MAHAJAN 4, TELEPHONE NAGAR KANADIA ROAD INDORE MP 452001	MRS. NIDHI MAHAJAN W/o MOHIT MAHAJAN C/o ADWIT ENTERPRISES KHASRA NO 1160/2, 1164/2, SANCHAR NAGAR POST OFFICE, KANADIYA ROAD, INDORE MP 452001
MRS. NIDHI MAHAJAN W/o MOHIT MAHAJAN PLOT NO 319 SAKAR NRI CITY – II VILLAGE ARANDIYA INDORE MP 452016	MRS. NIDHI MAHAJAN W/o MOHIT MAHAJAN C/o ADWIT ENTERPRISES GROUND FLOOR, SHOP NO 52, JISHAN APARTMENT ALOK NAGAR, INDORE MP 452001
MR. MOHIT MAHAJAN S/o JAGDISH MAHAJAN PLOT NO 319 SAKAR NRI CITY – II VILLAGE ARANDIYA INDORE MP 452016	MR. MOHIT MAHAJAN S/o JAGDISH MAHAJAN 4, TELEPHONE NAGAR KANADIA ROAD INDORE MP 452016
MR. MOHIT MAHAJAN S/o JAGDISH MAHAJAN 17, SILVER PARK COLONY VILLAGE BALLYAKHEDA, TEHSIL & DISTRICT INDORE 452001	

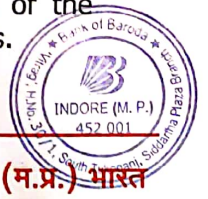
Dear Sir/Madam,

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 **13.03.2026** calling upon **MRS. NIDHI MAHAJAN W/o MOHIT MAHAJAN (BORROWER)** and **MR. MOHIT MAHAJAN S/o JAGDISH MAHAJAN (Co-Borrower)** 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) 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 **07.08.2026** 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.



सिद्धार्थ प्लाजा शाखा : 'वितरण', म.नं. 30/1, साऊथ तुकोगंज, सिद्धार्थ प्लाजा, इन्दौर - 452 001 (म.प्र.) भारत
Siddharth Plaza Branch : 'vitrag' H.No. 30/1, South Tukoganj, Siddharth Plaza, Indore - 452 001 (M.P.) India
+91 731-2535907, 2542423, ई-मेल /Email : vjindo@bankofbaroda.com, वेब / Web : www.bankofbaroda.com

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 "www.baanknet.com" portal and the date of Sale has been fixed on **25-09-2026 from 02:00 P.M. to 06:00 P.M.** wherein the Reserve Price and EMD Amount as mentioned below has been fixed in respect of the immovable 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. 1,45,71,331.89 (Rupees One Crore Forty Five Lakhs Seventy One Thousand Three Hundred Thirty One and paisa Eighty Nine Only) + further interest and others charges + 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.	House property situated at Plot no 319, Sakar NRI City-II Colony, Village Arandiya, Tehsil & District Indore MP admeasuring 2007 sq. ft. in the name of Mrs. Nidhi Mahajan W/o Mohit Mahajan The property is bounded as under; East : Plot no 334 West : Road North : Plot no 320 South : Plot no 318	Rs. 1,28,00,000/-	Rs. 12,80,000/-

Yours faithfully,

वास्ते बैंक ऑफ बड़ौदा
FOR BANK OF BARODA

Burduy

सहायक महाप्रबन्धक/Asstt. General Manager
ए.बी. रोड शाखा, इन्दौर
A. B. ROAD BRANCH, INDORE



Authorized Officer
Bank of Baroda
21.08.2026