



बैंक ऑफ बड़ौदा Bank of Baroda

BOB/ROSARB/DURG/2026-27/

Dated-03/10/2026

To,

1.	Shri Khem Nirmalkar S/o Bhim Prakash Nirmalkar (Borrower), Resident of- ward No. 4, Near Jay Ambe Showroom, Laxmipara, Jamul, Tehsil and Distt. - Durg CG-491001.
2.	Smt.Jambai W/o Bhim Prakash Nirmalkar (Co-Borrower) Resident of- ward No. 4, Near Jay Ambe Showroom, Laxmipara, Jamul, Tehsil and Distt. - Durg CG-491001.
3.	Shri Harish Nirmalkar S/o Bhim Prakash Nirmalkar (Co-Borrower) Resident of- ward No. 4, Near Jay Ambe Showroom, Laxmipara, Jamul, Tehsil and Distt. - Durg CG-491001.

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 25-08-2025 calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) of **Shri Khem Nirmalkar S/o Bhim Prakash Nirmalkar (Borrower), Smt.Jambai W/o Bhim Prakash Nirmalkar (Co-Borrower) and Shri Harish Nirmalkar S/o Bhim Prakash Nirmalkar (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)/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 13-11-2025 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 **07-11-2026** from **2 PM** to **6 PM** 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.

क्षेत्रीय दबाव प्रस्त अस्ति वसूली शाखा, दुर्ग : सिविक सेंटर, प्रथम तल, भिलाई, जिला- दुर्ग (छ.ग.) 490006, भारत
Regional Stressed Asset Recovery Branch, Durg : Civic Center, First Floor, Bhilai Dist- Durg, (C.G.)-490006, India
Mobile/मोबाइल : 07723024982 (ई-मेल/Email) – sardur@bankofbaroda.com Website: www.bankofbaroda.com



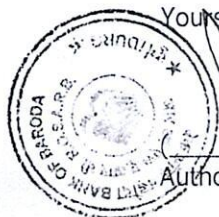


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The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as on the scheduled date of Sale will be Rs. 25,87,529.00 + unapplied interest and expenses thereafter which has to be realized by the Sale of the said properties, which please note.

Sr /Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any (Mortgaged by)	Total Dues.	Date of e- Auction _ Time of E- auction - Start Time _____ to End Time _____	1.Reserve Price- Rs.____/- 2.Earnest Money Deposit (EMD)- Rs.____/- 3.Bid Increase Amount Rs.____/-	Status of Possession (Constructive /Physical)	Property Inspection date & Time.
1	Shri Khem Nirmalkar S/o Bhim Prakash Nirmalkar (Borrower), Smt.Jambai W/o Bhim Prakash Nirmalkar (Co-Borrower) and Shri Harish Nirmalkar S/o Bhim Prakash Nirmalkar (Co-Borrower)	Residential land and Building Situated at Khasra No. 493/8, Mouza- Village Jamul, P.H No.13/18, Inner part of Durga Mandir Ward No. 04, RIC-01, Tehsil & Distt- Durg, C.G-491001, Area 750 Sq.Ft. <u>Bounded by :-</u> On the North by: Land of Rekhram On the South by: Land of Anju Dewangan On the East by : Land of Chhatar Singh Chandrakar On the West by: Road	Rs.25,87,529.00 + interest and expense s thereaft er	07-11-2026 2.00 pm to 6.00 pm	23,90,000.00 2,39,000.00 10,000.00	Symbolic	05-11-2026

Yours faithfully,



Authorised Officer and Chief Manager

क्षेत्रीय दबाव ग्रस्त अस्ति वसूली शाखा, दुर्ग : सिविक सेंटर, प्रथम तल , भिलाई, जिला- दुर्ग (छ.ग.) 490006, भारत
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