



बैंक ऑफ़ बड़ौदा Bank of Baroda



By Speed/Regd. Post

No. ROSARB/E-Auction/October 2026/235

Date:- 24.09.2026

To,

1.	Mr. Avinesh Singh Baghel s/o Mr. Dan Pal Singh Address :- Residing at LIG-11, Mandakini Vihar Colony, Civil Lines, Tehsil – Raghurajnagar, Satna (M.P.) 485001 Address (2):- Property at Flat No. D-7, Jeevan Apartment, Near Maheshwari Sweets, Rewa Road, Satna, (M.P.) 485001
2.	Mrs. Bindu Singh Baghel w/o Mr. Avinesh Singh Address :- Residing at LIG-11, Mandakini Vihar Colony, Civil Lines, Tehsil – Raghurajnagar, Satna (M.P.) 485001 Address (2):- Property at Flat No. D-7, Jeevan Apartment, Near Maheshwari Sweets, Rewa Road, Satna, (M.P.) 485001

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 **28.12.2022** calling upon the Borrower(s)/ Guarantor(s)/ Corporate Guarantor(s) **Mr. Avinesh Singh Baghel s/o Mr. Dan Pal Singh and Mrs. Bindu Singh Baghel w/o Mr. Avinesh Singh** 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 **15.03.2023** more particularly described herein below. Bank has also taken physical possession of the property with the help of Tehsildar on **04.02.2026**.

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**", "**As is what is**", and "**Whatever there is**" through E-Auction conducted on-line through "baanknet.com" portal and the date of Sale has been fixed on **21.10.2026** from **2.00 P.M. to 6.00 P.M.** 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 15 days in terms of the provisions under SARFAESI Act, 2002 read with Rule 9(1) of Security Interest (Enforcement) (Amendment) Rules, 2002 is

शाखा: क्षेत्रीय दबावगुस्त आस्ति वसूली शाखा, द्वितीय तल ब्लॉक – 10, जेडीए बिल्डिंग, सिविक सेंटर, मद्राताल, जबलपुर 482001 (म. प्र.)
Branch: Regional ROSARB Branch, Second Floor, Block – 10, JDA Building, Civic Centre, Jabalpur 482001 (M.P.)
Phone- 0761-2409255, email ID: sarjab@bankofbaroda.co.in, website: bankofbaroda.in



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hereby given to the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) for auction sale of the said property/ies, as the auction sale was failed earlier which was conducted on 25.03.2026 and 12.06.2026.

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 of **Rs. 22,05,242/- (Rupees Twenty Two Lacs Five Thousand Two Hundred Forty Two Only) + Interest + Other 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	Reserve Price	EMD
1.	Equitable Mortgage of all part and parcel of the property consisting of Flat no. D-7, Arazi Khasra No. 25/1/8 Jeevan Apartment, 4th floor, P. H.No. 52, R.I. Circle Satna -1, Vikaskhand Sohawal, Tehsil – Raghurajnagar, Distt. Satna, (M.P.) extent of area of the property is 1100 sq.ft. Built up area is 940 sq.ft. Super buildup area is 1100 sq.ft. in the name of Mr. Avinesh Singh Baghel s/o Mr. Dan Pal Singh. Boundaries: - North – Common Gallery South – Open Land of owner East – Flat No. D-6 West – Flat No. D-8	23,94,000/-	2,39,400/-

Yours faithfully,



(Deepak Usrathe)
Authorized Officer and Chief Manager

शाखा: क्षेत्रीय दबावगृस्त आस्ति वसूली शाखा, द्वितीय तल ब्लॉक – 10, जेडीए बिल्डिंग, सिविक सेंटर, मढ़ाताल, जबलपुर 482001 (म. प्र.)
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