



बैंक ऑफ़ बड़ौदा Bank of Baroda



By Speed/Regd. Post

No. ROSARB/E-Auction/October 2026/231

Date: - 24.09.2026

To,

1.	Mr. Ravi Balecha s/o Mr. Mohan Lal Balecha Address :- R/O 172, City Kotwali, Ward no. 36, Tehsil – Huzur, Distt. – Rewa, (M.P.) 486001
2.	Mrs. Sangeeta Bhatia w/o Mr. Ashok Bhatiya Address :- R/O Ward No. 30, Maliyan Tola, Tarahti, Tehsil – Huzur, Rewa (M.P.) 486001

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 **12.10.2021** calling upon the Borrower(s)/ Guarantor(s)/ Corporate Guarantor(s) **Mr. Ravi Balecha s/o Mr. Mohan Lal Balecha** and Guarantor **Mrs. Sangeeta Bhatia w/o Mr. Ashok Bhatiya** 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 **21.02.2025 (Physical Possession)** 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”, “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 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 07.08.2024, 08.10.2024 and 13.11.2024, 28.01.2025, 03.03.2025, 25.03.2025, 22.12.2025 and 12.06.2026.

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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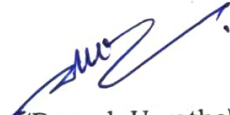


The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as on the scheduled date of Sale will be of **Rs. 10,00,274.25/- (Rupees Ten Lacs Two Hundred Seventy Four and Paise Twenty Five Only) + Interest + Other Charges** which has to be realized by the Sale of the said properties, which please note.

Details of Secured Assets/Mortgaged Property

	Description of Secured Assets with Boundaries	Reserve Price	EMD
1.	All that part and parcel of the property Flat No. S-2, Super built up area 720 sq.ft. & Built up area 375 sq.ft., Flat area 375 sq.ft. at II Floor situated at Khasra No 313/23 Rakwa 0.031 Hect. i.e. 3411 sq.ft. In Om Apartment situated at Mauja Rewa 553, Patwari Halka Rewa, Ward No. 38, RIC Rewa, Tehsil Huzur, Rewa (M.P.) in the name of Mr. Ravi Balecha. Boundaries: - North – Harijan Basti South – Gallery + Flat No. S-01 Mukesh Shrivastava East – S-03 West -Gallery	12,44,500/-	1,24,450/-

Yours faithfully,


(Deepak Usrathe)

Authorized Officer and Chief Manager



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