बैंक ऑफ़ बड़ौदा Bank of Baroda

119th FOUNDATION YEAR LEADING WITH TRUST

By Speed/Regd. Post

BOB/ROSARB/INDORE/2026-27/150 **Date: 07-11-2026**

To

1.	**M/s D R COTTON ADDRESS: GUT NO. 203/1 & 207/1, VILLAGE DAHIVAD, CHOPDA ROAD, TALUKA SHIRPUR, DIST.DHULE (MAHARASHTRA) - 425405**	2.	**MR. RAJENDRA SINGH TANWAR (PARTNER & GUARANTOR: M/s D R COTTON) ADDRESS: VILLAGE BHILGAON, TEH. KASRAWAD, DISTRICT KHARGONE (MP) – 451228**
3.	**MR. DEEPAK PATIL S/O DEVIDAS PATIL (PARTNER & GUARANTOR: M/s D R COTTON) ADDRESS: GUT NO. 203/1 & 207/1, VILLAGE DAHIVAD, CHOPDA ROAD, TALUKA SHIRPUR, DIST. DHULE (MAHARASHTRA) – 425405**	4.	**MR. NARESH PATIL S/O DEVIDAS PATIL (PARTNER & GUARANTOR: M/s D R COTTON) ADDRESS: GUT NO. 203/1 & 207/1, VILLAGE DAHIVAD, CHOPDA ROAD, TALUKA SHIRPUR, DIST. DHULE (MAHARASHTRA) – 425405**

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 **07.05.2022** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) of **M/S D R COTTON, MR. RAJENDRA SINGH TANWAR, MR. DEEPAK PATIL S/O DEVIDAS PATIL, MR. NARESH PATIL S/O DEVIDAS PATIL** 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 20.08.2022 (Symbolic) and Subsequently 02-02-2023 (Physical) 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 is basis" through E-Auction conducted on-line through "baanknet" portal and the date of Sale has been fixed on **26-11-2026** 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 07-10-2026.

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 **Rs.1,55,95,621.02** + 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	1.RESERVE PRICE 2.EMD 3.Bid Increase amount	Status of possession (Constructive /Physical)	Property Inspection Date
1.	COMMERCIAL DIVERTED LAND & BUILDING SITUATED AT GUT NO. 203/1, VILLAGE DAHIVAD, TEHSIL SHIRPUR, DISTRICT DHULE, MAHARASHTRA, REGISTERED IN THE NAME OF MR. DEEPAK DEVIDAS PATIL HAVING AREA 0.67* HECTARE WITH FOLLOWING SURROUNDINGS: EAST: GUT NO. 203/2, WEST: RASTA, NORTH: RASTA, SOUTH: GUT NO. 207/1	1.Rs.2,55,00,000/- 2.Rs.25,50,000/- 3.Rs.10,000/-	Physical	23-11-2026 11:00am to 1:00 pm
2.	COMMERCIAL DIVERTED LAND & BUILDING SITUATED AT GUT NO. 207/1, VILLAGE DAHIVAD, TEHSIL SHIRPUR, DISTRICT DHULE, MAHARASHTRA, REGISTERED IN THE NAME OF MR. DEVIDAS PUNDLIK PATIL HAVING AREA 1.76* HECTARE WITH FOLLOWING SURROUNDINGS: EAST: GUT NO. 207/2, WEST: RASTA, NORTH: GUT NO. 203/1, SOUTH: GUT NO. 208			
3.	COMMERCIAL DIVERTED LAND & BUILDING SITUATED AT GUT NO. 203/1, AREA 0.67* HECTARE & GUT NO. 207/1, AREA 0.70* HECTARE (OUT OF 1.76 HECTARE), VILLAGE DAHIVAD, TEHSIL SHIRPUR, DISTRICT DHULE, MAHARASHTRA, LEASE REGISTERED IN THE NAME OF M/S D. R. COTTON WITH FOLLOWING SURROUNDINGS: GUT NO. 203/1 EAST: GUT NO. 203/2, WEST: RASTA, NORTH: ROAD, SOUTH: GUT NO. 207/1 GUT NO. 207/1 EAST: GUT NO. 207/2, WEST: RASTA, NORTH: GUT NO. 203/1 & 2, SOUTH: GUT NO. 207/1 * TOTAL AREA OF LAND AS PER S. NO. 1,2 AND 3 FOR E-AUCTION : 0.67 HECTARE (GUT NO. 203/1) + 1.76 HECTARE (GUT NO. 207/1) = 2.43 HECTARE			

For detailed terms and conditions of sale, please refer to the link provided in www.bankofbaroda.in/e-auction.htm and www.baanknet.com also, prospective bidders may contact the authorized officer on Phone- 0731- 2437060,64,65 Mobile +91 7880103915.

Yours faithfully,

BANK OF BARODA ★ ROSARBINDORE ★

Authorized Officer

क्षेत्रीय दबावग्रस्त अस्ति वसूली शाखा इंदौर : प्लॉटनं. 12, आर. सी . स्कीम नं . 134 ,मेनरोड़ निपानिया, इंदौर – 452010 (म. प्र.) भारत फोन: 0731- 2437060,61,62,63,65, मोबाईल +917880103915, ईमेल- sarind@bankofbaroda.com , www.bankofbaroda.com
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