बैंक ऑफ़ बड़ौदा Bank of Baroda

119 FOUNDATION YEAR LEADING WITH TRUST

By Speed/Regd. Post

BOB/ROSARB/INDORE/2026-27/151 **Date: 07-11-2026**

To

1.	**Mr. Lokesh Gangwani S/o Mr. Thavardas Gangwani (Borrower) Address: Flat No. 102, Sukanya, Nema Nagar, Plot No. 3 Kesar Bagh Road, Indore MP-452001.**	**2.**	**Mrs. Mamta Gangwani W/o Mr. Lokesh Gangwani (Borrower) Address: Flat No. 102, Sukanya, Nema Nagar, Plot No. 3 Kesar Bagh Road, Indore MP-452001.**
3.	**Mr. Gunjan Gangwani S/o Lokesh Gangwani (Borrower) Address: Flat No. 102, Sukanya, Nema Nagar, Plot No. 3 Kesar Bagh Road, Indore MP-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 **11-06-2025** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) of **Mr. Lokesh Gangwani S/o Mr. Thavardas Gangwani (Borrower), Mrs. Mamta Gangwani W/o Mr. Lokesh Gangwani (Borrower) and Mr. Gunjan Gangwani S/o Lokesh Gangwani (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 **30-08-2025 Symbolic and subsequently 21-05-2026 (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

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.bank.in
Regional Stressed Asset Recovery Branch: Plot No. 12, R.C. Scheme no. 134, Main Road Nipaniya, Indore– 452010 (M.P.) India
Phone- 0731- 2437060,61,62,63,65 Mobile +917880103915, E-mail- sarind@bankofbaroda.com, www.bankofbaroda.bank.in

BANK OF BARODA ★ R.O.S.A.R.B. INDORE ★

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 23-09-2026.

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. 41,92,781.00** + 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.	Equitable Mortgage of Residential Flat No. 102 on First floor of "Sukanya" situated at plot no. 3, Nema Nagar Indore MP Admeasuring Built Up area 81.59 Sq. Mt. (878 Sq. Ft.), belonging to Mr. Lokesh Gangwani and Mamta Gangwani. **Boundaries-** East - Road West – Common Passage and stairs then Flat No. 103 North – Flat No.101 South- Plot No. 4	1.Rs.41,41,000/- 2.Rs.4,14,100/- 3.Rs.10,000/-	Physical	23-11-2026 11:00am to 1:00 pm

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 R.O.S.A.R.B., INDORE

Authorized Officer