



बैंक ऑफ बड़ौदा Bank of Baroda



By Speed/Regd. Post

BOB/VJSAMP/ADV/2025-26/14

Dtd. 24.04.2025

To,

1.	M/s Khemchand Patel - Proprietor Mr. Khemchand Patel, Gali No 1 Bada Kuwan, Subhash Nagar, Sagar.470002.	2.	Mr. Khemchand Patel S/o Mr. Pyarelal Patel, Gali No 1 Bada Kuwan, Subhash Nagar, Sagar.470002.
3.	Mrs. Pooja Patel W/o Khemchand Patel. Gali No 1 Bada Kuwan, Subhash Nagar, Sagar.470002.	4.	Mrs. Ranee Patel W/o Khemchand Patel Gali No 1 Bada Kuwan, Subhash Nagar, Sagar.470002.

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 **04.12.2024** and its paper publication on **12.12.2024** calling upon the Borrower **M/s Khemchand Patel - Proprietor Mr. Khemchand Patel** and Guarantor(s) **Mrs. Pooja Patel W/o Khemchand Patel, Mrs. Ranee Patel W/o Khemchand Patel** 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) 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 **04.03.2025** 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 **05.06.2025** 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 30 days in terms of the provisions under SARFAESI Act, 2002 read with Rule 9(1) of Security Interest (Enforcement)

अपनीभाषाओंकोबनाएंकारोबारकीभाषा

Gujrati Bazarsagar Branch :Aziz Rein Manjil Gujrati Bazar Sagar- 470002 (MP) India

Phone: 07586- 227296, E Mail:vjsamp@bankofbaroda.co.in Web: www.bankofbaroda.com



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(Amendment) Rules, 2002 is hereby given to the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) for auction sale of the said property/ies.

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. 55,79,443.39/- (Rs. Fifty Five Lac Seventy Nine Thousand Four Hundred Forty Three Rupee and Thirty Nine Paisa)+ Unapplied Interest + Other 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	Reserve Price	EMD
1	<p>Equitable Mortgage of Residential House situated at Mouja Lalai tori, P.H. No 67/79, RI circle sagar, Subhash Nagar, ward No 18, Kh No 35/8, Plot No 239/11/A New 284/1A, Tehsil and District Sagar. Admeasuring 1561 Sq Ft standing in the name of Mrs. Pooja patel and Mrs. Rane Patel</p> <p>Boundaries: East: 20 Feet wide Road West: House of Khemchand Patel North: Boundary of Kuan South: house of Ganesh Sahu</p>	<p>49,44,000/- (Rs. Forty Nine Lacs Forty Four Thousand Only)</p>	<p>4,94,400/- (Rs. Four Lac Ninety Four Thousand Four Hundred Only)</p>

Yours faithfully,

Amit Kumar, Sivasagar / Authorise Officer
Authorized Officer and Chief Manager
Chief Manager
बैंक ऑफ बड़ौदा / BANK OF BARODA

अपनीभाषाओंकोबनाएंकारोबारकीभाषा

Gujrati Bazarsagar Branch :Aziz Rein Manjil Gujrati Bazar Sagar- 470002 (MP) India
Phone: 07586- 227296, E Mail: vjsamp@bankofbaroda.co.in Web: www.bankofbaroda.com

Re: Sale notice of M/s Khemchand Patel for vetting

From Piyush Yadav <piyush.yadav@bankofbaroda.com>
on behalf of
Legal dept, Gwalior Region <legal.rogwalior@bankofbaroda.com>
Date Thu 4/24/2025 4:26 PM
To Sagar-Madhya Pradesh , Jabalpur Region <VJSAMP@bankofbaroda.com>
Cc Recovery Dept Gwalior Region <recovery.rogwalior@bankofbaroda.com>

Dear Sir,

Sale notice of A/c Khemchand Patel is in order.

Vetting is done on the based of possession notice provided by branch

REGARDS ,

LEGAL DEPARTMENT
GWALIOR REGION
9584770754



 बैंक ऑफ़ बड़ौदा
Bank of Baroda



From: Suraj Kumar Patel <SURAJ.PATEL@bankofbaroda.com> on behalf of Sagar-Madhya Pradesh , Jabalpur Region <VJSAMP@bankofbaroda.com>

Sent: 24 April 2025 12:57

To: Legal dept, Gwalior Region <legal.rogwalior@bankofbaroda.com>

Cc: Recovery Dept Gwalior Region <recovery.rogwalior@bankofbaroda.com>

Subject: Re: Sale notice of M/s Khemchand Patel for vetting

Dear sir,

Please find attachment and do the needful

Regards,

Gujrathi Bazar Branch