



बैंक ऑफ बड़ौदा  
Bank of Baroda



**Bank of Baroda, Sagar Main Branch**  
**By Speed/Regd. Post**

**No. BOB/SAGAR/RECOVERY/2025-26/3**

**Date:-25-04-2025**

1. <b>Mr. Mohan Lal Udhwani s/o Sugana Mal Udhwani (borrower)</b> H.no. 419 Jawah Gali, Near Anandpur Kutiya sant Kanwarram ward Sagar, M.P- 470002	2. <b>Mr. Ravi Kumar Udhwani s/o Mohan Lal udhwani (co-borrower)</b> H.no. 419 Jawah Gali, Near Anandpur Kutiya sant Kanwarram ward Sagar, M.P- 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 **03-01-2025 and its paper publication on 09-01-2025** calling upon the Borrower(s)- **Mr. Mohan Lal Udhwani s/o Sugana Mal Udhwani and Mr. Ravi Kumar Udhwani s/o Mohan Lal udhwani** 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 **20-03-2025 and on 21-03-2025** 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

Branch: Sagar Main, 118, shanti shree complex, Katra Bazaar sagar, M.P -470001 :: mob:- 9752410679  
शाखा: सागर मेन, ११८, शांतिश्री कॉम्प्लेक्स, कटरा बाज़ार, सागर, मं प्र - ४७०००१ :: email:sagar@bankofbaroda.com







बैंक ऑफ बड़ौदा  
Bank of Baroda



**Bank of Baroda , Sagar Main Branch**

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.

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. 14,97,194.60/- (Rupees Fourteen Lakh Ninety Seven thousand one hundred ninety four and sixty paise only) + 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	All present and Future pieces and parcels of residential property situated at Khasra No. 47 and 51/1 , patwari Halka No. 66, circle- sagar-1, mouja Karila, ward No 22, sant ravidas ward , sagar, Madhya Pradesh, Total area admeasuring 950.75 sq.ft., Standing in the name of Mr. Mohan Lal Udhwani, having boundaries as under:- East: 20 feet wide road West: Plot of Mr. Jain North: 20 feet wide road South: Remaining part of seller	Rs 38,67,000.00 (Rupees Thirty Eight Lakhs Sixty Seven Thousand only)	Rs 3,86,700.00 (Rs Three Lakhs Eighty Six Thousand Seven Hundred Only)

Yours faithfully,

(  
(Ashish A ghotankar)

Authorised Officer and Chief Manager