



बैंक ऑफ बड़ौदा Bank of Baroda



SALE NOTICE

Mr. Bhwneshwar Tiwari
Vill. – Khajuri, Navagaon,
Kathakoni, Takhatpur,
Bilaspur, CG – 495001

Mrs. Prity Tiwari
Vill. – Khajuri, Navagaon,
Kathakoni, Takhatpur,
Bilaspur, CG - 495001

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 **21-08-2025** calling upon the **BORROWER Mr. Bhwneshwar Tiwari (Applicant), and Mrs. Prity Tiwari (Co-Applicant), Address as per loan property Village - Khajuri, Navagaon, Kathakoni, Takhatpur, Bilaspur, CG - 495001, 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 Rules has seized/taken over the possession of the property/properties (hereinafter referred as the said properties) more particularly described herein below on **13-11-2025 (Symbolic possession) & 25-03-2026 (Physical Possession)**

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", "whatever there is" basis" through E-Auction conducted on-line through "Baanknet" portal and the date of Sale has been fixed on **29-08-2026 from 02:00 PM TO 06:00 PM** 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 NA.

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.63,50,100 (Rupees Sixty Three Lakh Fifty Thousand and One Hundred only) + Accrued cum unapplied interest + other charges** thereafter which has to be realized by the Sale of the said properties, which please note.



Sri ram Cloth Market, Agrasen Chwok, near Tele ex, Bilaspur
Email ID - dbblasl@bankofbaroda.com

Ph. No. - 07752-464104



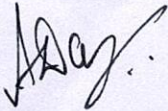
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Details of Secured Assets/Mortgaged Property

Sr. No.	Description of Secured Assets with Boundaries	Reserve Price	EMD
1.	Equitable mortgage of land and building Equitable Mortgage of diverted Residentail Triple Story Building situated at Mauza – Lingiyadih, P.II No. -20/21, R.N.M. – Bilaspur, Kh. No.54/571, Plot Area – 990 Sq.Ft., Plot No.-182, Block No-04 at Rajsaw Colony, Tahsil & District Bilaspur, C.G., Belongs to Mr. Bhuwneshwar Tiwari. Boundaries of the property : East - Land of Tejendra Pratap West - Land of Seller North - Land of Motilal Gupta South - Road	51.03 Lakhs	5.10 Lakhs

Yours faithfully,

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Chief Manager

Date: 12-08-2026

