

By Speed/Regd. Post

Bob/Mandid/Salenotice/005

Date: 18-09-2026

To,

1	M/s Inventive Infra and Automation Engineering Private Limited Director 1: Mr. Amit Lohani S/o Arun Lohani Director 2: Mrs. Deepika Sethi w/o Mr Mayank Mishra Address: Bunglow No 2 Shivika Enclave Bawadiya Kalan Bhopal Madhya Pradesh- 462026
2	Mr. Amit Lohani s/o Arun Lohani (Director) Address- T F-11 3 rd Floor, Rishi Business Park, Narbadapuram Road near misrod PIN 462046 Bhopal M.P.
3	Mrs. Deepika Sethi w/o Mr Mayank Mishra (Director) Address- HIG 703 Arvind Vihar Near Raja Bhoj Market Bagmugaliya Huzur Bhopal Madhya Pradesh 462043
4	Mrs. Deepika Sethi w/o Mr Mayank Mishra (Guarantor) Address- HIG 703 Arvind Vihar Near Raja Bhoj Market Bagmugaliya Huzur Bhopal Madhya Pradesh 462043
5	Mrs. Soni Kumari w/o Mr. Amit Lohani (Guarantor) Address- H No. 90, Niraj grih Nirman Society Village Town, Bawadiya Kalan Huzur Bhopal Madhya Pradesh -462039
6	Mr.Sanjeew Agrawal S/o N.D. Agrawal (Guarantor) Address- 52 , Ansal Pradhan Enclave Dana Pani Restaurant Bawadiya Kalan Huzur Bhopal Madhya Pradesh 462039
7	Mrs. Sangeeta Agrawal W/o Mr.Sanjeew Agrawal (Guarantor) Address-52 , Ansal Pradhan Enclave Dana Pani Restaurant Bawadiya Kalan Huzur Bhopal Madhya Pradesh 462039
8	Mr. Amit Lohani s/o Arun Lohani (Guarantor) Address-H No. 90, Niraj grih Nirman Society Village Town, Bawadiya Kalan Huzur Bhopal -462039



मण्डीदीप शाखा : 197, इन्दिरा नगर, मण्डीदीप, जिला रायसेन 462046 (म.प्र.) (भारत) फोन : 07480-401115, मो.:6262034672
Mandideep Branch: 197, Indra Nagar, Mandideep, Dist-Raisen - 462046 (M.P.) (India) Phone: 07480-401115, M.:6262034672
E-mail: mandid@bankofbaroda.com, Website: www.bankofbaroda.com

"अपनी भाषा को बनाएं, कारोबार की भाषा"

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 **06-06-2026** calling upon the **Borrower(s)** :

M/s Inventive Infra and Automation Engineering Private Limited

Director 1: Mr. Amit Lohani

Director 2: Mrs. Deepika Sethi

& Guarantors / Mortgagor of M/s Inventive Infra and Automation Engineering Private Limited:

Mr. Amit Lohani S/o Arun Lohani

Mrs. Deepika Sethi w/o Mr Mayank Mishra

Mrs. Soni Kumari W/o Mr. Amit Lohani

Mr. Sanjeev Agrawal S/o Mr. N.D. Agrawal

Mrs. Sangeeta Agrawal W/o Mr.Sanjeev Agrawal

To repay the amount in terms of the said notice within 60 days from the date of the said notice of M/s Inventive Infra and Automation Engineering Private Limited.

And whereas the Borrower(s)/Guarantor(s)/Corporate Guarantor(s)/Mortgagor 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 symbolic possession of the property/properties (hereinafter referred as the said properties) on **16-09-2026** 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 **28-10-2026 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 30 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.





The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s)/Mortgagor as above to the bank as on the scheduled date of Sale will be **Rs. 3,42,79,422.95 (Rupees Three Crore forty two Lakh Seventy nine Thousand four Hundred twenty two Rupee and Ninety five Paise Only)** inclusive of interest upto 06-06-2026 plus unapplied interest w.e.f 07-06-

2026 plus other cost charges and expenses from the date of NPA till the date of realisation 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.	Equitable mortgage of Flat No. 2-A, 2-B and adjoining area part flat no 2-C, Plot No. 12, Archana Complex, Maharana Pratap Nagar, Zone-2, Ward No. 45, Teshil Huzur, District Bhopal, Madhya Pradesh, Flat No.2-A, area 1260 Sq. Ft. (117.10 Sq. Mtr), Flat No. 2-B area 995 Sq. Ft. (92.47 Sq. Mtr) and Adjoining area part Flat No. 2-C, area 345 Sq. Ft (32.06 Sq. Mtr.) ,total area- 2600 Sq.Ft (241.63 Sq Mtr), in the name of Mrs. Sangeeta Agarwal W/o Shri Sanjeev Agarwal and Mr. Sanjeev Agarwal S/o Shri. N.D. Agrawal Four Bounded As under: East: Road West: Common Stairs and Road North: Plot No. 13 South: Flat No.2-C and Road.	Rs.2,45,70,000.00 (Rupees Two Crore Forty Five Lakh Seventy Thousand Only)	Rs. 24,57,000.00 (Rupees Twenty Four Lakh Fifty Seven Thousand Only)

Yours faithfully,

(
Chief Manager & Authorized Officer
