बैंक ऑफ़ बड़ौदा Bank of Baroda

NOTICE TO BORROWER
(UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)

Date:- 08-10-2025

To,
Anil Mandalkar so Surendra Mandalkar
Dhimar mohalla, Patel Ward, Sadar Betul, Betul
Madhya Pradesh 460001

Dear Sir/s

Sub.: Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, hereinafter called 'Act'.
A/c- Anil Mandalkar s/o Surendra Mandalkar

Re: Credit facilities with our Tikari Link Road Betul Branch,

1. We refer to our letter No. **Retail-00000911896-LMS** dated **19-08-2021** conveying sanction of various credit facilities and the terms of sanction. Pursuant to the above sanction you have availed and started utilising the credit facilities after providing security for the same, as hereinafter stated. The present outstanding in various loan/credit facility accounts and the security interests created for such liability are as under:

Nature and type of facility	Limit	Rates of interest	O/s as on 08-08-2025 (inc. of int. and charges up to 08-08-2025)	Security agreement with brief description of securities
Housing Loan (Term Loan) AC NO 68030600000641	Rs. 21,78,750/-	9.75 % (Folating & Compounded monthly)	Rs. 17,14,112/- (INR Seventeen Lakh Fourteen Thousand One Hundred Twelve only)	Plot No/Survey No 61/17 Mouja Durga ward Khanjanpur Tehsil Betul Dist Betul PH NO 52 Settlement No 143 MP, India Pincode 460001. In the name of Anil Mandalkar mortgaged to Bank of Baroda

2. In the letter of acknowledgement of debt dated NA you have acknowledged your liability to the Bank to the tune of Rs._NA_____lakhs as on _NA_____ .

2. In the audited balance sheet of the Company for the year ended __NA_____ you have confirmed and acknowledged liability to the Bank to the tune of Rs___NA_____Lakhs as on _____NA___.

बारदो बैंक ऑफ बड़ौदा
For BANK OF BARODA
प्राधिकृत अधिकारी / Authorised Officer
आर.ओ.एस.ए.आर.बी. भोपाल / R.O.S.A.R.B. Bhopal

3. As you are aware, you have committed defaults in payment of interest on above loans/outstanding for the period ended on **10-Jul-2025** and thereafter. You have also defaulted in the payment of installment of term loan /demand loan which have fallen due for payment on **10-Aug-2025** and thereafter.

4. Consequent upon the defaults committed by you, your loan account has been classified as non-performing asset on **06-08-2025 (Due to customer based Default in other advance)** in accordance with the Reserve Bank of India directives and guidelines. In spite of our repeated requests and demands you have not repaid the overdue loans including interest thereon.

5. Having regard to your inability to meet your liabilities in respect of the credit facilities duly secured by various securities mentioned in para 1 above, and classification of your account as a non-performing asset, we hereby give you notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002, and call upon you to pay in full and discharge your liabilities to the Bank aggregating **Rs. 17,14,112/- (INR Seventeen Lakh Fourteen Thousand One Hundred Twelve only)+ Interest + Other Charges**, as stated in para 1 above, within 60 days from the date of this notice. We further give you notice that failing payment of the above amount with interest till the date of payment, we shall be free to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

6. Please note that, interest will continue to accrue at the rates specified in para 1 above for each credit facility until payment in full.

7. We invite your attention to sub-section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.

8. **We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will <u>not</u> be available.**

9. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, the right to make further demands in respect of sums owing to us.

Yours faithfully,

बैंक ऑफ बड़ौदा
For BANK OF BARODA

प्राधिकृत अधिकारी / Authorised Officer
आर.ओ.एस.ए.आर.बी. भोपाल / ROSARB Bhopal

(Anshul Dutta Bhargava, CM ROSARB Bhopal)
Authorised Officer.
Bank of Baroda

NOTICE TO GUARANTOR
(UNDER SUB-SECTION (2) OF SECTION 13 OF THE SARFAESI ACT, 2002)

Sandeep Kumar Ghore s/o Ramji Ghore
Subhash Ward 01 Majhi Nagar
Betul Tehsil Betul Dist Betul MP.
Pincode 460001

Dear Sir,

Sub.: Notice under section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, hereinafter called 'Act'.
A/c- Anil Mandalkar so Surendra Mandalkar

Re: Your guarantee for credit facilities granted to (Anil Mandalkar s/o Surendra Mandalkar)

1. As you are aware, you have by a guarantee dated **25-08-2021** guaranteed payment on demand of all moneys and discharge all obligations and liabilities then or at any time thereafter owing or incurred to us by **Anil Mandalkar s/o Surendra Mandalkar**, for aggregate credit limits of **Rs. 21,78,750/-** with interest thereon more particularly set out in the said guarantee document.

2. We have to inform you that the borrower has committed defaults in payment of his liabilities and consequently his account has been classified as non-performing asset. A copy of the notice dated **08-08-2025** Under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 sent by us to the borrower is enclosed. Since the borrower has committed defaults, in terms of the guarantee you have become liable to pay to us the outstanding amount of loan/credit facilities **aggregating Rs.17,14,112/-+ Interest and charges.**, and we hereby invoke the guarantee and call upon you to pay the said amount within 60 days from the date of this notice. Please note that interest will continue to accrue at the rates specified in para 1 of the notice dated **08-10-2025** served on the borrower (copy enclosed).

3. We further wish to inform you that in regard to the security provided by you to secure your guarantee obligations for the due repayment of the loans and advances by the borrower, this notice of 60 days may please be treated as notice under sub-section (2) of section 13 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002. We further give you notice that failing payment of the above amount with interest upto the date of payment, we shall be at liberty to exercise all or any of the rights under sub-section (4) of section 13 of the said Act, which please note.

4. We invite your attention to sub-section(13) of section 13 of the said Act in terms of which you are barred from transferring any of the secured assets referred to in para 1 above by way of sale, lease or otherwise (other than in the ordinary course of business), without obtaining our prior

बादरी बैंक ऑफ़ बड़ौदा
For BANK OF BARODA
प्राधिकृत अधिकारी / Authorised Officer
आर.ओ.एस.ए.आर.बी. भोपाल / R.O.S.A.R.B. Bhopal

written consent. We may add that non-compliance with the above provision contained in section 13(13) of the said Act, is an offence punishable under section 29 of the Act.

5. We further invite your attention to sub section (8) of section 13 of the said Act in terms of which you may redeem the secured assets, if the amount of dues together with all costs, charges and expenses incurred by the Bank is tendered by you, at any time before the date of publication of notice for public auction/inviting quotations/tender /private treaty. Please note that after publication of the notice as above, your right to redeem the secured assets will not be available.

6. Please note that this demand notice is without prejudice to and shall not be construed as waiver of any other rights or remedies which we may have, including without limitation, in the right to make further demands in respect of sums owing to us.

Yours faithfully,

बास्ते बैंक ऑफ बड़ौदा
For BANK OF BARODA

प्राधिकृत अधिकारी / Authorised Officer
आर.ओ.एस.ए.आर.बी. भोपाल / R.O.S.A.R.B. Bhopal

(Anshul Dutta Bhargava, CM ROSARB Bhopal)
Authorised Officer.
Bank of Baroda

Dated 08-10-2025

Annexure K
POSSESSION NOTICE
(For Immovable property/ies)

(As per Appendix IV read with rule 8(1) of the Security Interest (Enforcement) Rules, 2002)

Whereas,

The undersigned being the Authorised Officer of the Bank of Baroda under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of powers conferred under section 13(12) read with Rule 3 of the Security Interest (Enforcement) Rules, 2002 issued a Demand Notice dated **08-10-2025**, calling upon the Borrower Shri **Anil Mandalkar so Surendra Mandalkar** to repay the amount mentioned in the notice being Rs. **17,14,112/- (Rupees Rs. Seventeen Lakh Fourteen Thousand One Hundred twelve only)** as on **08-10-2025 + unapplied interest + other charges** together with further interest thereon at the contractual rate plus costs, charges and expenses till date of payment within 60 days from the date of receipt of the said notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the Public in general that the undersigned has taken possession of the property described herein below in exercise of powers conferred on him under sub-section (4) of section 13 of the Act read with Rule 8 of the Security Interest Enforcement Rules, 2002 on this the **3rd day of January of the year 2026.**

The Borrower/Guarantors/Mortgagors in particular and the public in general is hereby cautioned not to deal with the property and any dealings with the property/ies will be subject to the charge of Bank of Baroda for an amount of **Rs. 17,14,112/- (Rs. Seventeen Lakh Fourteen Thousand One Hundred twelve only)** as on **08-10-2025** + unapplied interest + other charges and further interest thereon at the contractual rate plus costs, charges and expenses till date of payment.

The Borrower's attention is invited to provision of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets.

Description of the Immovable Property

All that part and parcel of the property consisting of **Plot No/Survey No. 61/17, Mouja Durga ward Khanjanpur, Tehsil Betul, Distt. Betul PH NO. 52/36, Settlement No. 143 MP, India Pincode 460001 total area admeasuring 1000 sq foot belonging to Anil Mandalkar so Surendra Mandalkar**

Bounded:
On the North by : **Land of shri Amit**
On the South by : **Land of shri Devendra**
On the East by : **25 feet Kucha Road**
On the West by : **Land of shri Channu**

Date: 03-01-2026
Place: Betul

(Name of the Authorised Officer)
Chief Manager & Authorised Officer
Bank of Baroda

For BANK OF BARODA

प्राधिकृत अधिकारी / Authorised Officer
आर.ओ.एस.ए.आर.आई. अधिनियम / RASA

3,1,2026