



BR/ROSARB/2025-26/

Date : 13.02.2026

To

|    |                                                                                                                          |    |                                                                                                        |
|----|--------------------------------------------------------------------------------------------------------------------------|----|--------------------------------------------------------------------------------------------------------|
| 1. | Arya Construction Prop Mr Banaspati Kushwaha<br>Address : Shop No 218 BDA Complex 7 No Stop<br>Shivaji Nagar Bhopal M.P. | 2. | Mr Banaspati Kushwaha S/o Mr Ram Pratap<br>Kushwaha Address : F -116/28 Shivaji Nagar Bhopal<br>462016 |
|----|--------------------------------------------------------------------------------------------------------------------------|----|--------------------------------------------------------------------------------------------------------|

Guarantor : Mr Vishnu Kant Kushwaha S/o Banaspati Kushwaha H -121 A/75 Shivaji Nagar Bhopal 462016

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 **19.08.2025** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) of Arya Construction Prop Mr Banaspati Kushwaha S/o Mr Ram Pratap Kushwaha and Mr Vishnu Kant Kushwaha S/o Banaspati Kushwaha (Guarantor ) 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 **28.10.2025**

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 And as is What is Basis**" through E-Auction and the date of Sale has been fixed on **17.03.2026 from 2:00 pm to 6:00 pm** wherein based on the Valuation Report dated **29.09.2025**. Reserve Price and EMD as mentioned below has been given in respect of the immovable/movable property and as per other terms and conditions as stipulated under the said Act/Rules.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as per the Demand Notice dated **19.08.2025 Rs 28,53,112.57 (+) interest and charges** which has to be realized by the Sale of the said properties, which please note.

**Details of Secured Assets/Mortgaged Property**

| S.N | Description of Secured Assets with Boundaries                                                                                                                                                                                                                                                                                                                                                                    | Reserve Price      | EMD               |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------|
| 1   | Equitable mortgage – Flat No. 06, Second Floor, of Building known as Paras Apartment Phase IV Constructed Over Plot No G - 3/407, Situated at Gumohar Colony Village Bawadiya Kalan with in Limit Municipal Corporation Ward No. 50 Tehsil Huzur District Bhopal Madhya Pradesh Area- 41.54 Sq.Mtr. Boundaries: East: Plot No. G 3/408, West: Plot No. G 3/406, North: Plot No. G 3/400, South: 25 Ft. Wide Road | <b>15,30,000/-</b> | <b>1,53,000/-</b> |

बॉम्बे बैंक ऑफ बड़ोदा  
For BANK OF BARODA

प्रधिकृत अधिकारी/Authorised Officer,  
Chief Manager & Authorized Officer,  
Date : 13.02.2026

REGIONAL STRESSED ASSETS RECOVERY BRANCH (ROSARB) BHOPAL, BASEMENT PLOT NO 11 & 12, BANJARI, KOLAR ROAD,  
BHOPAL MP - 462042

Email : [sarbhp@bankofbaroda.co.in](mailto:sarbhp@bankofbaroda.co.in) PH NO 0755- 4045435, 4055063