

BOB/SIYAGA/INDORE/2025-26

Date. 15.04.2026

To

M/s Chitransh Creations (Prop. Mr Pradeep Kumar Jain)
3-4, Bhagirathpura
Indore

Mr. Pradeep Kumar Jain S/o Mr. Uttamchand Jain
1132, Behind Gurudwara
Sudama Nagar, Indore

Mr. Pradeep Kumar Jain S/o Mr. Uttamchand Jain
G-4, Ground Floor, Plot no. 23, Peer Gali.
Indore

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 **24-07-2025** calling upon **Mr Pradeep Kumar Jain**, the Borrower/Proprietor(s) of M/s **Chitransh Creations** to repay the amount in terms of the said notice within 60 days from the date of the said notice.

And whereas the Borrower/Proprietor(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 8 of the Security Enforcement Rules, 2002 has taken over the possession of the property/properties (hereinafter referred as the said properties) on **04-10-2025** 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 "e-bikray" portal and the date of Sale has been fixed on **20.05.2026 from 02:00 P.M. to 06:00 P.M.** wherein the Reserve Price and

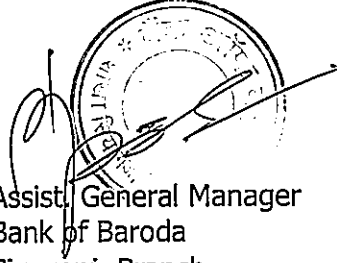
EMD Amount as mentioned below has been fixed in respect of the immovable property and as per other terms and conditions as stipulated under the said Act/Rules. Notice of 15 days in terms of the provisions under SARFAESI Act, 2002 read with Rule 9(1) of Security Interest (Enforcement) (Amendment) Rules, 2002 is hereby given to the Guarantor(s)/Corporate Guarantor(s) for auction sale of the said property/ies.

The amount due from the Borrower/Proprietor(s) as above to the bank as on the scheduled date of Sale will be **Rs. 94,35,015.16 plus 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.No.	Description of Secured Assets with Boundaries	Reserve Price	EMD
1.	Equitable Mortgage of Commercial Property situated at G-4, Ground Floor, Plot no. 23, Peer Gali, Indore admeasuring area 230 Sq Ft standing in the name Mr. Pradeep Kumar Jain s/o Uttamchand Jain Boundaries- East- Govt. Chowk West- Parkostha No. G-5 North- Common Passage South- Other Building	Rs. 31,05,000.00	Rs. 3,10,500.00

Yours faithfully,


Assistant General Manager
Bank of Baroda
Siyaganj Branch
Indore