



बैंक ऑफ बड़ौदा Bank of Baroda



To,

Mr. Sultan Khan S/o Mr. Rais Khan Add- 36, Gali No-2, Kumharpura, Jinsi Chowk, Jahangirabad, Bhopal, Huzur-462008	Ms. Shabnam Khan W/o Mr. Sultan Khan Add- 36, Gali No-2, Kumharpura, Jinsi Chowk, Jahangirabad, Bhopal, Huzur-462008
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Madam/ Dear Sir,

Re: Notice under Rule 6(2) and/or Rule 8(6) 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 **27.04.2023** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) – **Mr. Sultan Khan S/o Mr. Rais Khan and Ms. Shabnam Khan W/o Mr. Sultan Khan** 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 **04.11.2023**

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 **-22.06.2026 from 2:00 pm to 6:00 pm** wherein based on the Valuation Report dated – **01.10.2025**, 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 earlier auction on **20.09.2024** failed.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as per the **Demand Notice dated – 27.04.2022 Rs. 27,97,594.06 (+) 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	Reserve Price (Rs)	EMD (Rs)
1.	Equitable Mortgage of Shop No- 36 (Part A and Part B) of Khasra No 19464 with Area of Area 900 Sq Ft Situated Behind Raj Cinema, Gali No 2, Jinsi Road, Jahan girabad Dist-Bhopal, M.P. Area-900 Sq Ft. Boundaries as under – East – Raj Cinema North – Gali West – Property of Salman Miyan South – Raj Cinema	28,00,000/-	2,80,000/-

Yours faithfully,

वार्डन बैंक ऑफ बड़ौदा
For **BANK OF BARODA**

Authorized Officer/Chief Manager

Date – 05.06.2026

Place - Bhopal