



बैंक ऑफ बड़ौदा Bank of Baroda



Letter No. BR:ADV:REC:NPA:SAREAESI:SALE:REV:01
Registered A/D

Date: 05-06-2026

To

Mr Gurpreet Singh Saluja (Applicant) S/o Mr Charanjeet Singh, C/o Bolla Sahu, Aman Jeans Centre, H No 974 Upper Chutia, Near Power House Near Hanuman Mandir Ranchi G.P.O Ranchi-834001 Mob 8797472620	Mr Aman Preet Singh (Co Applicant) S/o Mr Charanjeet Singh, C/o Bolla Sahu, Aman Jeans Centre, H No 974 Upper Chutia, Near Power House Near Hanuman Mandir Ranchi G.P.O Ranchi-834001	Mrs Ranjeet Kaur Saluja (Co Applicant) W/o Mr Charanjeet Singh, C/o Bolla Sahu, Aman Jeans Centre, H No 974 Upper Chutia, Near Power House Near Hanuman Mandir Ranchi G.P.O Ranchi-834001
---	--	--

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 30.12.2025 calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) MR Gurpreet Singh Saluja S/o Mr Charanjeet Singh, Mr Aman Preet Singh S/o Mr Charanjeet Singh & Mrs Ranjeet Kaur Saluja W/o Mr Charanjeet Singh 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 23.03.2026

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 and the date of Sale has been fixed on 28.07.2026 from 2.00 p.m to 6.00 p.m wherein based on the Valuation Report dated 22.01.2026 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 on the scheduled date of Sale will be Rs.52,34,447.76 + interest and charges w.e.f. 30.09.2025 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	All the piece and parcel of immovable property comprising of Flat No. A 301, 3 RD Floor Phulchand Gardenia Under Khata no 90 Khewat No 01, Plot No	Rs72.25 Lakh	Rs7.23 Lakh

Birsa Chowk Branch, Ranchi Region, Post Hinoo, Dist : Ranchi 834002
.Email : birsac@bankofbaroda.com





बैंक ऑफ बड़ौदा Bank of Baroda



644,645 & 646 Mauja Siram Power House Road PS No 210 ,Ps Chutia, Ward No 14 Flat Measuring Super Build Up Area 1690 Sq feet, Carpet area 1121 Sq Feet Together With One Car Parking in the Basement Floor within Ranchi Municipality having bounded as. East - 30 Ft Wide Road West - Seera Apartment (Plot No 639 & 600) North - House Of Kanhai Sahu, Ramdhan Sahu & Geeta Devi South - House Of Mr Shiv Shankar Sen Gupta (Plot No 641,642 & 643)		
--	--	--

Yours faithfully,

(BRAJ KISHOR YADAV)
Authorized Officer/Chief Manager
Bank Of Baroda
Birsa Chowk Br





बैंक ऑफ बड़ौदा Bank of Baroda



Letter No. BR:ADV:REC:NPA:SAREAESI:SALE:01

Date: 05-06-2026

Registered A/D

To

Mr Amarjit Singh S/o Mr Mahendra Singh
Rajdhani Apartment, Flat no A2
Ratu Road Piska More (Nilanchal Kothi Compound)
Near Gurudwara Hehal, Ranchi- 834005

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 **30.12.2025** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) **Mr Amarjit Singh S/o Mr Mahendra Singh** 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 **23.03.2026**

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 and the date of Sale has been fixed on **28.07.2026** from **2.00 p.m to 6.00 p.m** wherein based on the Valuation Report dated **22.01.2026** 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 on the scheduled date of Sale will be **Rs.52,34,447.76** + interest and charges w.e.f. **30.09.2025** 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	All the piece and parcel of immovable property comprising of Flat No. A 301, 3 RD Floor Phulchand Gardenia Under Khata no 90 Khewat No 01, Plot No 644,645 & 646 Mauja Siram Power House Road PS	Rs72.25 Lakh	Rs7.23 Lakh

Birsa Chowk Branch, Ranchi Region, Post Hinoo, Dist : Ranchi 834002
.Email : birsac@bankofbaroda.com





बैंक ऑफ बड़ौदा Bank of Baroda



No 210 ,Ps Chutia, Ward No 14 Flat Measuring Super Build Up Area 1690 Sq feet, Carpet area 1121 Sq Feet Together With One Car Parking in the Basement Floor within Ranchi Municipality having bounded as. East - 30 Ft Wide Road West - Seera Apartment (Plot No 639 & 600) North - House Of Kanhai Sahu, Ramdhan Sahu & Geeta Devi South - House Of Mr Shiv Shankar Sen Gupta (Plot No 641,642 & 643)		
--	--	--

Yours faithfully,

(BRAJ KISHOR YADAV)
Authorized Officer/Chief Manager
Bank Of Baroda
Birsa Chowk Br

