



बैंक ऑफ बड़ौदा Bank of Baroda



BR/ROSARB/2026-27/

Date : 23.07.2026

Arya Construction Prop Mr Banaspati Kushwaha Address : Shop No 218 BDA Complex 7 No Stop Shivaji Nagar Bhopal M.P.
Mr Banaspati Kushwaha S/o Mr Ram Pratap Kushwaha Address : F -116/28 Shivaji Nagar Bhopal 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 **-10.08.2026 from 2:00 pm to 6:00 pm** wherein based on the Valuation Report dated - **29.09.2025**, 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 **17.03.2026** failed.

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.

Description of Secured Assets	Reserve Price (Rs)	EMD (Rs)
Equitable mortgage - Flat No. 06, Second Floor, of Building known as Paras Apartment Phase IV Constructed Over Plot No G - 3/407, Situated at Gulmohar 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	15,30,000.00	1,53,000.00

बैंक ऑफ बड़ौदा
For BANK OF BARODA

Authorized Officer/Chief Manager
Date - 23.07.2026
Place - Bhopal

क्षेत्रीय तनावग्रस्त आस्ति वसूली शाखा (आर.ओ.एस.ए.आर.बी.) भोपाल, तल घर, प्लॉट क्र. 11 & 12, बंजारी, कोलार रोड, भोपाल (म. प्र.) 462042 भारत
मॉबाइल नं. 7247770078 फोन नं. 0755-4045435, 4055063 ईमेल sarbhp@bankofbaroda.co.in वेबसाइट www.bankofbaroda.com
Regional Stressed Assets Recovery Branch, (R.O.S.A.R.B.) Bhopal, Basement, Plot No. 11&12, Banjari, Kolar Road, Bhopal - (M.P.) 462042 India
M.: +91 7247770078 | Ph. No. 0755-4045435, 4055063 | E-mail : sarbhp@bankofbaroda.co.in | Web.: www.bankofbaroda.com

"अपनी भाषा को बनाएँ कारोबार की भाषा"