



The Authorised Enforcement & Recovery Agency

6-B, Gulmohar Colony (Ext.), Near Saket Nagar, INDORE, TeleFax : 0731-2590238,
Mob. 94250 56754, Email : authorisedenforcement@gmail.com



Work Progress Report

To
The Branch Head
Bank of Baroda
RSS Nagar Branch Indore

Date 11-08-2026

S.No	Name of the Borrower	Address of the Mortgage Property	Work Progress	Remark
1	M/s Perfect Enterprises Prop Md Aaqub Agwan 2-Md Aaqub Agwan S/o Md Imran Agwan	Residential House Property situated at Unit No. 403, fourth Floor Shivanishish Apartment Block- C, Shiv City (Silver) Plot No. 356 Village Nihalpur Mundi Indore Madhya Pradesh	Sale Notice Notice Sent to Borrower on dated 07-08-2026. EI893097156IN EI893097142IN Item Delivered (Addressee) EI893097139IN EI893097275IN Item Delivered (Sender) Sale Notice has been affixed on the pront portion of the Mortgage property on dated 08-08-2026.	Postal and tracking reports receipt and Photographs attached

This is for your information and necessary action please.
Thanking you with regards

For The Authorised Enforcement & Rec. Agency
Authorised Signatory





બેંક ઓફ બરોડા Bank of Baroda

BOB/HIGMIG/INDORE/2026-27

Date. 04.08.2026

To

1. M/s Perfect Enterprises Prop :Md. Aaqib Agwan R/8 Sector C, Main Sanwer Road, Indore 452015	2. M/s Perfect Enterprises Prop :Md. Aaqib Agwan 37/A, Greenland Colony, Sneh Nagar, Near Sapna Sangeeta, Agrasen Square
3. Md. Aaqib Agwan s/o Md Imran Agwan 25/A, Greenland Colony, Sneh Nagar, Near Sapna Sangeeta, Agrasen Square, Indore	
4 Md. Aaqib Agwan s/o Md Imran Agwan Flat No 403, Shivashish Block C Plot No 356, Shiv City (Silver) Nihalpur Mundi, 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 02.04.2026 calling upon Md. Aaqib Agwan s/o Md Imran Agwan, the Borrower of M/s. M/s Perfect Enterprises to repay the amount in terms of the said notice within 60 days from the date of the said notice.

And whereas the Borrower has 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 Security Enforcement Rules, 2002 has taken over the possession of the property/properties (hereinafter referred as the said properties) on 17.07.2026 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

બેંક ઓફ બરોડા, રાજ્ય શંકર શિવ નગર, ઇન્દોર-૪૫૨૦૦૮
ફોન ૪૦૬૦૫૨૨, ૨૫૪૪૩૩૭ ફેક્સ ૪૦૬૦૫૨૨

R/S Nagar Branch, Indore C/18 MIG, Raj. Shankar Shikha Nagar, Indore 452008 (M.P.)
Phone 0731 4060522 2544337 Fax 4060522

email higmig@bankofbaroda.com www.bankofbaroda.com



बैंक ऑफ बरोडा Bank of Baroda

08.09.2026 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 30 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 for auction sale of the said property/ies.

The amount due from the Borrower as above to the bank as on the scheduled date of Sale will be Rs. 80,76,923.12 + unapplied 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 the residential house property situated at Unit no 403, Forth Floor, Shivashish Apartment Block C, Shiv City (Silver) Plot No 356, Village Nihalpur Mundi Indore. Boundaries:- East :-Flat no 402 West:-Road of Colony North:- Flat no 402 South:- Plot No 355 Owner: Md. Aaqib Agwan s/o Md Imran Agwan	Rs. 16,45,800/-	Rs. 1,64,580/-

For detailed terms & conditions of sale . please refer to the link provided in www.bankofbaroda.in/eauction.html . www.baanknet.com and e-bikray also, prospective bidders may contact the authorized officer on Ph- 0731- 4062522 ,2544337 Mobile 9752410644

Yours faithfully,

Chief Manager & Authorized Officer
Bank of Baroda
RSS Nagar Branch
Indore

बैंक ऑफ बरोडा, बॉम्बे ब्रांच, रवि शंकर शुक्ला नगर, इंदौर 452008 (म.प्र.)

फोन 0731- 4060522, 2544337 फैक्स 4060522

R S S Nagar Branch, Indore, C/18 HIG Ravi Shankar Sharma Nagar Indore 452008 (M.P.)

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