

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

Registered A/D

Date: 27-08-2026

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 **18.09.2026** 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 that piece and parcel of immovable property comprising of Flat No. A 301, on 3 <sup>RD</sup> Floor carpet area 1121 sq.ft. and super build up area 1690 sq.ft. and one car parking space in basement of the | Rs72.25 Lakh  | Rs7.23 Lakh |





बैंक ऑफ बड़ौदा **Bank of Baroda**

**119**  
FOUNDATION YEAR  
LEADING WITH TRUST

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|  | <p>building known as "Fulchand Gardenia" in Block-A Under Khata no 90, Plot No 644,645 &amp; 646 village Sirom, Ps Chutia, Thana No-210 District-Ranchi bearing Holding No-960/A, New Holding No.0140001878000A2,Ward No 14 of Ranchi Municipal Corporation Ranchi in name of Mrs.Ranjeet Kaur Saluja W/O Mr.Charanjeet Singh which is bounded as under.</p> <p>North :- Open to Sky<br/>South :-Open to Sky<br/>East :-Open to Sky<br/>West :-Flat No. A-302 &amp; Lobby</p> |  |  |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

कृते बैंक ऑफ बड़ौदा  
For Bank of Baroda  
Your faithfully,  
  
मुख्य प्रबंधक/Chief Manager  
बिरसा चौक शाखा, राँची/Birsa Chowk Br, Ranchi

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





बैंक ऑफ बड़ौदा Bank of Baroda

119  
FOUNDATION YEAR  
LEADING WITH INTEGRITY

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

Date: 27-08-2026

Registered A/D

To

|                                                                                                                                                                                                           |                                                                                                                                                                                          |                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Mr Gurpreet Singh Saluja<br>(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<br>(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<br>(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 18.09.2026 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 that piece and parcel of immovable property comprising of Flat No. A 301, on 3 <sup>RD</sup> Floor, carpet area 1121 sq.ft. and super build up area 1690 sq.ft. | Rs72.25 Lakh  | Rs7.23 Lakh |

Birsa Chowk Branch, Ranchi Region, Post Hinoo, Dist : Ranchi 834002  
Email : [birsac@bankofbaroda.com](mailto:birsac@bankofbaroda.com)





बैंक ऑफ बड़ौदा Bank of Baroda

119<sup>th</sup>  
FOUNDATION YEAR  
LEADING WITH INTEGRITY

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| <p>and one car parking space in basement of the building known as "Fulchand Gardenia" in Block-A Under Khata no 90, Plot No 644,645 &amp; 646 village Sirom, PS Chutia, Thana No-210 District-Ranchi bearing Holding No-960/A, New Holding No.0140001878000A2,Ward No 14 of Ranchi Municipal Corporation Ranchi in name of Mrs.Ranjeet Kaur Saluja W/O Mr.Charanjeet Singh which is bounded as under.</p> <p>North :- Open to Sky<br/>South :-Open to Sky<br/>East :-Open to Sky<br/>West :-Flat No. A-302 &amp; Lobby</p> |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|

Yours faithfully,

बैंक ऑफ बड़ौदा  
For Bank of Baroda

मुख्य प्रबंधक/Chief Manager  
(BRAS KISHOR YADAV)  
Authorized Officer/Chief Manager  
Bank Of Baroda  
Birsra Chowk Br

