



बैंक ऑफ बड़ौदा Bank of Baroda

BOB/HIGMIG/INDORE/2026-27

Date. 04.10.2026

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) Niharpur 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 **26.10.2026 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 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 for auction sale of the said property/ies (Last E Auction Failed on 08.09.2026).

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.

आर.एस.एस. नगर शाखा, इन्दौर : एच.आई.जी. रवि शंकर शुक्ला नगर, इन्दौर 452008 (म.प्र.)

फोन 0731 4060522, 2544337 फेक्स : 4060522

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

Phone 0731 4060522, 2544337 Fax : 4060522

E-mail higmig@bankofbaroda.com www.bankofbaroda.com





बैंक ऑफ बड़ौदा Bank of Baroda

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 Built up Area 422 sq feet ie 39.21 sq. mtr	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



आर.एस.एस. नगर शाखा, इन्दौर : एच.आई.जी. रवि शंकर शुक्ला नगर, इन्दौर 452008 (म.प्र.)

फोन 0731 4060522, 2544337 फेक्स : 4060522

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

Phone 0731 4060522, 2544337 Fax : 4060522

E-mail higmig@bankofbaroda.com www.bankofbaroda.com