बैंक ऑफ़ बड़ौदा
Bank of Baroda
India's International Bank

119th FOUNDATION YEAR
LEADING WITH TRUST

O/C

Date: 09.11.2026

BOB/SARJAM/2026-27/07

SALE NOTICE

To,

M/s R S Enterprises Near Bank of Baroda, Ratu Road Ranchi, Hesal, Ranchi, Jharkhand-834001	Mr. Rajeev Kumar Singh(Prop) Flat No. 401, Block B, West Wind Apartment, Hehal, Ranchi, Jharkhand-834005
Mrs. Sunita Singh(Guarantor), W/o Rajeev Kumar Singh Flat No. 401, Block B, West Wind Apartment, Hehal, Ranchi, Jharkhand-834005	Mr. Praveen Agarwal, s/o Nand Kishore Agarwal 23 Ram Ekbal Path Sukhdeo Nagar, Near Pipal Tree Hehal Ranchi, Jharkhand-834005

Dear Sir/ Madam,

Re: Notice under 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 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 **17.03.2026** calling upon the Borrowers **M/s R S Enterprises (Prop: Mr. Rajeev Kumar Singh) and Guarantors Mrs. Sunita Singh & Praveen Kumar Agarwal** 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, authorized officer of bank 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 **21.07.2026.**

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 **26.11.2026 from 02:00 pm to 06:00 pm** wherein based on Valuation Reports dated **24.02.2026,** 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.2,04,37,252.84/- + unapplied interest and charges from 01.07.2026** which has to be realized by the Sale of the said properties, which please note.

Details of Secured Assets/Mortgaged Property	Reserve Price EMD Deposit Bid increase amount	Status of Possession Symbolic / Physical Date and time of inspection of property
	Rs. 33,06,000/-	Symbolic
Residential flat No. 203, on the 2nd floor admeasuring 1250 sq. ft. i.e. 116.12 sq. mtrs. (Built up area), in the building Known as "Kiran Apartment" situated at survey Plot no. 497, Sub Plot No. 497/A1,A-II, A-III, 497 A-C & 497-B1, Khata No. 01, loated at Mauza- Hesal, P.S, Sukhdeonagar, PS No. 2023, Ward No. 33, Dist. Ranchi, Jharkhand. Bounded as: East- Side Set Back, West: Flat No. 204, North: Lift Passage, Flat No. 202, South: Front set back area.	Rs. 3,30,600/-	**From 17.11.2026 to 25.11.2026 11:00 am to 3:00 pm**
	Rs. 10,000/-	

Yours faithfully,

Chief Manager & Authorized Officer

Regional Stressed Assets Recovery Branch

Regional Stressed Assets Recovery Branch : Regional office Ranchi
3rd Floor, L M Square, Sujata Chowk, Main Road, Ranchi 834001, Jharkhand
Phone: 7542032124, E mail : sarjam@bankofbaroda.co.in