बैंक ऑफ़ बड़ौदा Bank of Baroda

BR/ROSARB/2026-27/

Date : 04.11.2026

To,
Mr Krishna Kumar Prabhat S/o Shri Nathuram
H No C 142Himanshu Mega City Colony Mandideep Tehsil Goharganj Raisen MP 462046

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 **10.12.2024** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) of Krishan Kumar Prabhat S/o Shri Nathuram 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 below mentioned properties) more particularly described herein below on **23.04.2025**

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 –26.11.2026 from 2:00 pm to 6:00 pm** wherein based on the Valuation Report dated – **29.11.2025.** 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 **23.10.2026** failed.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as per the Demand Notice dated 10.12.2024 Rs 19,90,962.00 (Nineteen Lakhs Ninety Thousand Nine Hundred Sixty Two Only) (+) interest and other Legal Charges which has to be realized by the Sale of the said properties, which please note.

Description of Secured Assets	Amount
EM of Residential Plot no C 142, Himanshu Mega City colony, Mandideep Tehsil Goharganj Distt Raisen MP Plot Area 52.04 Sq Mtr /560.15 Sq Ft which is the part of land revenue survey no 546/2/1/1, 546/2/1/2, 546/2/2, situated at ward no 23 Mandideep belonging to Mr Krishna Kumar Prabhat East : Colony Road, West : Plot no C 115 North : Plot No C 143 , South : Plot No C 141	RV **14,22,000/-** **EMD 142200/-**

Authorized Officer/Chief Manager
Date –

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
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