बैंक ऑफ़ बड़ौदा
Bank of Baroda
India's International Bank

119th FOUNDATION YEAR
LEADING WITH TRUST

Letter No. BR:ADV:REC:NPA:SAREAESI:SALE:REV:03 **Date: 20-11-2026**

Registered A/D

To

Mr Gurpreet Singh Saluja (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 (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 (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 Charanjaeet Singh, Mr Aman Preet Singh S/o Mr Charanjaeet Singh & Mrs Ranjeet Kaur Saluja W/o Mr Charanjaeet 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 **10.12.2026** from **01.00 p.m to 05.00 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 3RD Floor Carpet area 1121 sq.ft and super build up area 1690 sq.ft.	**Rs52.67Lakh**	**Rs5.27 Lakh**

Birsa Chowk Branch, Ranchi Region, Post Hinoo, Dist : Ranchi 834002
.Email : birsac@bankofbaroda.com

बैंक ऑफ़ बड़ौदा BANK OF BARODA BIRSA CHOWK BR. RANCHI बिरसा चौक शाखा राँची

	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 & 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 the name of Mrs Ranjeet Kaur Saluja W/o Mr. Charanjeet Singh which is bounded as under. North :- Open To Sky South :- Open to Sky East :- Open to Sky West :- Flat No. A-302 & Lobby		

Yours faithfully,

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

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Letter No. BR:ADV:REC:NPA:SAREAESI:SALE:03 **Date: 20-11-2026**

Registered A/D

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**

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Birsa Chowk Branch, Ranchi Region, Post Hinoo, Dist : Ranchi 834002
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	bearing holding No.-960/A New holding no. 0140001878000A2, Ward No 14 of Ranchi Municipal Corporation Ranchi in the name of Mrs Ranjeet Kaur Saluja W/o Mr. Charanjeet Singh which is bounded as under. North :- Open To Sky South :- Open to Sky East :- Open to Sky West :- Flat No. A-302 & Lobby		

Yours faithfully,

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

