बैंक ऑफ़ बड़ौदा Bank of Baroda

By Speed/Regd. Post

BOB/NIPNAY/INDORE/2026-27/005 Date: 16-11-2026

To

1. Mr. Rajkumar Sorout S/o Amarchand Sorout (BORROWER)
   Address: Flat no 506, 5th Floor A-08 Spring Apartment Shankheshwar City Village Jakhya MP Indore-453771
2. Mrs. Niharika Sorout W/o Rajkumar Sorout (CO-BORROWER)
   Address: Flat no 506, 5th Floor A-08 Spring Apartment Shankheshwar City Village Jakhya MP Indore-453771

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 12.08.2025 calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) of Mr. Rajkumar Sorout S/o Amarchand Sorout (BORROWER) 2. Mrs. Niharika Sorout W/o Rajkumar Sorout (CO-BORROWER) 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 Security Enforcement Rules, 2002 has seized/taken over the possession of the property/properties (hereinafter referred as the said properties) on 28.10.2025 (symbolic) & 07.05.2026 (physical) respectively 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" "As is what is "and "whatever is basis" through E-Auction conducted on-line through "baanknet" portal and the date of Sale has been fixed on 05-12-2026 from 2:00 P.M. to 6:00 P.M., wherein the Reserve Price and EMD Amount as mentioned below has been fixed in

निपानिया शाखा : बड़ौदा कॉम्पलेक्स, प्लॉनं. 12, आर. सी. भूतल, स्कीम नं. 134, निपानिया, इन्दौर 452010 (म.प्र.) भारत
Nipaniya Branch - Baroda Complex, Plot No. 12, R.C. Ground Floor, Scheme No. 134, Nipaniya, Indore - 452010 (M.P.) India
फोन/Phone : +91 731-2437070, 97524 10653
ई-मेल/E-mail : nipany@bankofbaroda.com वेब/Web : www.bankofbaroda.com

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.

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. 27,34,375/- (Rupees Twenty Seven Lakhs Thirty Four Thousand Three Hundred Seventy Five Only) + unapplied Interest + Other Charges 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	1.RESERVE PRICE 2. EMD 3. Bid Increase amount	Status of Possession(Constructive/Physical)	Property Inspection Date
	1. Flat No. 506, 5th Floor, A-08, Spring Apartment Shankheshwar City, Village Jakhya District Indore Madhya Pradesh total area admeasuring 687.67 square feet, standing in the name of 1. Mr. Rajkumar Sorout s/o Amarchand Sorout 2. Mrs. Niharika Sorout w/o Rajkumar Sorout Bounded as under; East: MOS Boundary Wall than road West: Flat No 505 North: MOS then P No. A-7 South: Flat no. 507	1. Rs.2700000/ 2. Rs.2,70,000/- 3. Rs.10,000/-	Physical	02-12-2026 11am to 1pm

For detailed terms and conditions of sale, please refer to the link provided in www.bankofbaroda.in/e-auction.htm and www.baanknet.com also, prospective bidders may contact the authorized officer on Phone- 0731-2437068, 069, 70 Mobile +91 9752410653

Yours faithfully,

For Bank of Baroda

Authorized Officer

For Bank of Baroda

Authorized Officer