बैंक ऑफ़ बड़ौदा **Bank of Baroda**

BOB/ROSARB/2026-27

Date : 29.08.2026

M/s Sai Prabha Industries Prop. Sandeep Gupta Sai Vishal Apartment Flat No F 03, 1st Floor, Plot No M 226-227 Raj Harsh Colony, Kolar Road Bhopal 462042	M/s Sai Prabha Industries, Prop Sandeep Gupta, B-3 Sector F, Behind Bhopal Insulators, Govindpura Industrial Area Bhopal - 462023
Mr Sandeep Gupta S/o Mr Daulat Ram Gupta Sai Vishal Apartment Flat No F 03, 1st Floor, Plot No M 226-227 Raj Harsh Colony, Kolar Road Bhopal 462042	Mr Sandeep Gupta S/o Mr Daulat Ram Gupta B-3 Sector F, Behind Bhopal Insulators, Govindpura Industrial Area Bhopal - 462023
M/s Sai Prabha Industries Prop. Sandeep Gupta Sumitra Parishar, Phase – 1, Kolar Road, Bhopal -462042	Mr Sandeep Gupta S/o Mr Daulat Ram Gupta Sumitra Parishar, Phase – 1, Kolar Road, Bhopal -462042

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 23.04.2026 calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s)

- M/s Sai Prabha Industries Prop Mr Sandeep Gupta
- Mr Sandeep Gupta S/o Mr Daulat Ram Gupta
- Mr Daulat Ram Gupta (Guarantor)
- Mrs Neha Gupta W/o Mr Sandeep Gupta (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 said properties) more particularly described herein below **on 14.07.2026**

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 And as is What is Basis**" through E-Auction and the date of Sale has been fixed **on 16.09.2026 from 2:00 pm to 6:00 pm** wherein based on the **Valuation Report dated 20.07.2026** Reserve Price and EMD as mentioned below have 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 per the **Demand Notice dated 23.04.2026 Rs 43,29,259.90 (Forty Three Lacs Twenty Nine Thousand Two Hundred Fifty Nine and Ninety Paisa Only (+) intt and Other legal charges** which has to be realized by the Sale of the said properties, which please note.

FOR BANK OF BARODA

Authorised Officer

बैंक ऑफ़ बड़ौदा Bank of Baroda

Details of Secured Assets/Mortgaged Property

Description of Secured Assets with Boundaries	Amt in Rs
EM of Property Flat No F 03 total area of flat is 62.82 Sq Mtr First Floor **"SAI VISHAL APPARTMENT"** Constructed over plots no 226 M and 227 M on the part of kh No 32/2, 32/7, 33, 34/12, 32/5, 32/1, 32/8, 32/4,30/2, 33, 34/1, 32/2, 33, 34/6, 33, 34/13,32/6, 33, 34/11,68/1/1, 61/2/2/2, 68/2,69,70 M (Rajharsh Grih Nirman Sahkari Samiti Mydt) situated at Vill Nayapura Tehsil Huzur Dist Bhopal Title in favour of Mr Sandeep Gupta S/o Mr Daulat Ram Gupta & Mrs Neha Gupta W/o Mr Sandeep Gupta. Boundaries as per sale deed are : **East** :- Plot No 244 & 245 **West** :- Road **North**- Flat No F 2 **South**- Plot No 228 M Boundaries as per valuation report : **East** :- Plot No 244 & 245 **West** :- Road **North**- Flat No F 2 **South**- Plot No 228 M	<u>Reserve Price</u> **Rs 19,58,000.00** **(Rupees nineteen lakhs fifty eight thousand only)** <u>EMD Amt</u> **Rs . 1,95,800.00** **(Rupees one lakh ninety five thousand eight hundred only)**

बैंक ऑफ़ बड़ौदा
For BANK OF BARODA

प्राधिकृत अधिकारी/Authorised Officer
आर.ओ [illegible] भोपाल/[illegible]

Chief Manager & Authorized Officer
Date : 29.08.2026