बैंक ऑफ़ बड़ौदा Bank of Baroda

BR/ROSARB/2026-27/

Date : 27.10.2026

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 6(2) and/or 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 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) (1) M/s Sai Prabha Industries Prop Sandeep Gupta S/o Daulat Ram Gupta (2) Shri Daulat Ram Gupta (Guarantor) (3) Mrs Neha Gupta W/o 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 as per the Demand Notice dated 23.04.2026 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 below mentioned 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/Secured assets together.

And whereas the Sale of the said properties will be done on "as is where is basis and whatever is basis" through E-Auction conducted on-line through "baanknet" portal and the date of Sale has been fixed on **17.11.2026 at 2.00 P.M. to 6.00 P.M.** wherein based on the Valuation Report dated – **20.07.2026**, 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.

क्षेत्रीय तनावग्रस्त आस्ति वसूली शाखा (आर.ओ.आर.ओ.एस.बी.) भोपाल, तल घर, प्लॉट क्र. 11 & 12, बंजारी, कोलार रोड, भोपाल (म. प्र.) 462042 भारत
मोबाईल नं. 7247770078 फोन नं. 0755-4045435 / 4055063 ईमेल sarbhp@bankofbaroda co in वेबसाइट www.bankofbaroda.com
Regional Stressed Assets Recovery Branch, (R.O.S.A.R.B.) Bhopal, Basement, Plot No 11&12, Banjari, Kolar Road, Bhopal - (M.P.) 462042 India
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The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as on **23.04.2026** is **Rs. 43,29,259.90 (Rupees Forty Three Lakhs Twenty Nine Thousand Two Hundred Fifty Nine and Ninety Paisa Only + Interest and other legal charges)** as set out in the Demand Notice, plus unapplied interest, further interest, Bank charges etc. which has to be realized by the Sale of the said properties, which please note.

Details of Secured Assets/Mortgaged Property

Description of Secured Assets	Reserve Price
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	**19,58,000/-** **EMD** **Rs 1,95,800/-**

Authorized Officer/Chief Manager

Date – 27.10.2026

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