

Sale Notice For Sale Of Immovable Properties

“APPENDIX- IV-A” [See proviso to Rule 8(6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of **Bank of Baroda**, Secured Creditor, will be sold on **“As is where is”, “As is what is”, and “Whatever there is”** basis for recovery of dues in below mentioned account/s. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr/ Lot No.	Name & address of Borrower/s / Guarantor/ Mortgagors	Give short description of the immovable properties with known encumbrances, if any	Total Dues as per Demand Notice Dated 25.09.2025 (inclusive of interest up to 21.09.2025)	Date of E-Auction	Reserve Price	Status of Possession (Symbolic /Physical)	Property Inspection date & Time
				Time of E-Auction Start Time to End Time	Earnest Money Deposit (EMD) Bid Increase Amount		
1	Shri Ajay Gaur S/o Shri Ram Kishan Sharma [Borrower] House No. 12-13, Janakpuri, Main Road, Gram Khand Gawari, Tehsil Ladpura, Kota, Rajasthan 324005 & 6-C-13, Mahaveer Nagar Third, Kota Rajasthan 324005 & Mahadev Enterprises Radha Krishna Mandir Ke Pass, Nayagaon, Rawatbhata Main Road, Kota, Rajasthan-324010 Co-Borrower- Smt. Aarti Gaur W/o Shri Ajay Gaur House No. 12-13, Janakpuri, Main Road, Gram Khand Gawari, Tehsil Ladpura, Kota, Rajasthan 324005 & 6-C-13, Mahaveer Nagar Third, Kota Rajasthan 324005 & Mahadev Enterprises Radha Krishna Mandir Ke Pass, Nayagaon, Rawatbhata Main Road, Kota, Rajasthan-324010	All that part and parcel of Equitable Mortgage dated 14.12.2022 of Residential Property situated at Plot No. 12 & 13, Janakpuri, Village Khand Ganvdi, Tehsil Ladpura, Kota, Rajasthan 324002 Admeasuring area 507 Sq. Yards in the name of Shri Ajay Gaur S/o Shri Ram Kishan Sharma Bounded by- East: Plot No. 26 & 27, West: Main Road, North: Plot No. 11, South: Road CERSAI ID: 400066203661 Other Encumbrances: Not Known	Rs. 1,11,71,503.50 (Principal Amount Rs. 1,09,14,015.00 + Interest Rs. 2,57,488.50) plus further interest from 22.09.2025 plus cost, charges & other recovery expenses etc. till date of payment	28.10.2026	Reserve Price- Rs. 3,33,00,000/-	Symbolic	23.10.2026 From 12:00 Noon to 03:00 PM Last Date & Time for Submission of EMD- Date 27.10.2026 up to 05:00 PM
	M/s Ajay Construction [Borrower] 20, Veer Sanwarkar Nagar, Rangbari Main Road, Kota, Rajasthan & 6-C-13, Mahaveer Nagar Third, Kota Rajasthan 324005 Proprietor & Guarantor- Shri Ajay Gaur S/o Shri Ram Kishan Sharma House No. 12-13, Janakpuri, Main Road, Gram Khand Gawari, Tehsil Ladpura, Kota, Rajasthan 324005 & 6-C-13, Mahaveer Nagar Third, Kota Rajasthan 324005 & Mahadev Enterprises Radha Krishna Mandir Ke Pass, Nayagaon, Rawatbhata Main Road, Kota, Rajasthan-324010 Guarantor- Smt. Aarti Gaur W/o Shri Ajay Gaur House No. 12-13, Janakpuri, Main Road, Gram Khand Gawari, Tehsil Ladpura, Kota, Rajasthan 324005 & 6-C-13, Mahaveer Nagar Third, Kota Rajasthan 324005 & Mahadev Enterprises Radha Krishna Mandir Ke Pass, Nayagaon, Rawatbhata Main Road, Kota, Rajasthan-324010			02:00 PM to 06:00 PM	Earnest Money Deposit- Rs. 33,30,000/- Bid Increase Amount- Rs. 50,000/-		

2	M/s Ajay Construction [Borrower] 20, Veer Sanwarkar Nagar, Rangbari Main Road, Kota, Rajasthan & 6-C-13, Mahaveer Nagar Third, Kota Rajasthan 324005 Proprietor & Guarantor- Shri Ajay Gaur S/o Shri Ram Kishan Sharma House No. 12-13, Janakpuri, Main Road, Gram Khand Gawari, Tehsil Ladpura, Kota, Rajasthan 324005 & 6-C-13, Mahaveer Nagar Third, Kota Rajasthan 324005 & Mahadev Enterprises Radha Krishna Mandir Ke Pass, Nayagaon, Rawatbhata Main Road, Kota, Rajasthan-324010 Guarantor- Smt. Aarti Gaur W/o Shri Ajay Gaur House No. 12-13, Janakpuri, Main Road, Gram Khand Gawari, Tehsil Ladpura, Kota, Rajasthan 324005 & 6-C-13, Mahaveer Nagar Third, Kota Rajasthan 324005 & Mahadev Enterprises Radha Krishna Mandir Ke Pass, Nayagaon, Rawatbhata Main Road, Kota, Rajasthan-324010	All that part and parcel of Equitable Mortgage dated 15.12.2022 of Commercial Property situated at Shop No. FT-06-B, 4 th Floor, Without Roof Rights, "Central Square Mall", 12/208 & 207, Kotri Road, Gumanpura, Kota, Rajasthan Total Admeasuring area 272.00 Sq. Feet in the name of Smt. Aarti Gaur W/o Shri Ajay Gaur Bounded by- East: Open Land, West: Common Passage, North: Open Land & Lift, South: Office No. FT-06-A, CERSAI ID: 400066921453 Other Encumbrances: Not Known	Rs. 2,86,28,675.10 (Principal Amount Rs. 2,74,76,598.57 + Interest Rs. 11,52,076.53) plus further interest from 22.09.2025 plus cost, charges & other recovery expenses etc. till date of payment	28.10.2026 02:00 PM to 06:00 PM	Reserve Price- Rs. 15,23,000/-	Symbolic	23.10.2026 From 12:00 Noon to 03:00 PM Last Date & Time for Submission of EMD- Date 27.10.2026 up to 05:00 PM
					Earnest Money Deposit- Rs. 1,52,300/-		
					Bid Increase Amount- Rs. 20,000/-		

Also, SA No. 993/2025 in the NPA account of Borrower Ajay Gaur and SA No. 1003/2025 in the NPA account of Borrower M/s Ajay Construction are pending before Hon'ble Debt Recovery Tribunal, Jaipur.

For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://baanknet.com> Also, prospective bidders may contact the Authorised officer on **Tel No. 0744-2434100, Mobile No. 8094007102**

Place: Kota
Date: 21.09.2026

(Sandeep Singh)
Authorised Officer
Bank of Baroda