

Office Copy

Mahaveer Nagar Branch, Kota, Rajasthan 324005

Phone No.: 0744-2434100

E-Mail: makota@bankofbaroda.com

Ref.:

Date: 21.09.2026

Registered A.D.

To

M/s Ajay Construction

Borrower Firm

Address No. 1:- 20, Veer Sanwarkar Nagar, Rangbari Main Road, Kota, Rajasthan

Address No. 2:- 6-C-13, Mahaveer Nagar Third, Kota Rajasthan 324005

Shri Ajay Gaur S/o Shri Ram Kishan Sharma

Proprietor & Guarantor

Address No. 1:- House No. 12-13, Janakpuri, Main Road
Gram Khand Gawari, Tehsil Ladpura, Kota, Rajasthan 324005

Address No. 2:- 6-C-13, Mahaveer Nagar Third, Kota Rajasthan 324005

Address No. 3:- Mahadev Enterprises Radha Krishna Mandir Ke Pass,
Nayagaon, Rawatbhata Main Road, Kota, Rajasthan-324010

Smt. Aarti Gaur W/o Shri Ajay Gaur

Guarantor

Address No. 1:- House No. 12-13, Janakpuri, Main Road
Gram Khand Gawari, Tehsil Ladpura, Kota, Rajasthan 324005

Address No. 2:- 6-C-13, Mahaveer Nagar Third, Kota Rajasthan 324005

Address No. 3:- Mahadev Enterprises Radha Krishna Mandir Ke Pass,
Nayagaon, Rawatbhata Main Road, Kota, Rajasthan-324010

Dear Sir(s),

Sub.: Thirty (30) Days' Notice for the Sale of Immovable Secured Assets under Rules 8(6) & 9(1) of the Security Interest (Enforcement) Rules, 2002.

This has reference to possession notice in respect of the immovable properties (details of which are set-out hereunder) served on you on **12.12.2025** and publication thereof in **Indian Express & Chambal Sandesh** on dated **13.12.2025** for the purpose of realizing secured assets for recovery of outstanding dues of the Bank in exercise of powers under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made thereunder. You having failed to make payment towards the discharge of your liabilities to the Bank, it is proposed to sell the below mentioned Immovable Secured Assets.

This notice of Thirty (30) days is given to you in respect of the proposed Sale of Secured Assets of NPA A/c **M/s Ajay Construction** by E-Auction on **28.10.2026**.

You are also informed that SA No. 1003/2025 in the NPA account of Borrower M/s Ajay Construction are pending before Hon'ble Debt Recovery Tribunal, Jaipur.

You are also requested to give your positive co-operation and support for the success of E-Auction and bring suitable buyer to purchase the Properties.

A copy of E-Auction notice giving particulars as prescribed under rule 8(6) of the Security Interest Enforcement Rules, 2002 is enclosed herewith for your information.

FOR-BANK OF BARODA

Sd/-
Authorized Officer

Authorized Officer

FOR-BANK OF BARODA

Description of the Immovable Properties (As per records available with the bank):

Asset 1- 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

(Please note this property is also extended in the Credit Facility granted to Shri Ajay Gaur S/o Shri Ram Kishan Sharma)

Asset 2- All that part and parcel of Equitable Mortgage dated 15.12.2022 of Commercial Property situated at Shop No. FT-06-B, 4th 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

Date : 21.09.2026

Place : Kota

**(Sandeep Singh)
Authorised Officer
Bank of Baroda**

Enclosed: E-Auction Notice & Terms & Conditions

FOR-BANK OF BARODA
Sandeep Singh
Authorized Officer