

By Speed/Regd. Post

No. ROSARB/E-Auction/October 2026/218

Date:- 01.09.2026

To,

1.	M/s Ajay Mishra prop. Mr. Ajay Mishra (Proprietor) Address :- Ward No.11, Tilak Chowk, Beside Nayra Petrol Pump, Deori Majhagva, Kymore, Distt. Katni (M.P.) - 483880
2.	Mr. Ajay Mishra (borrower) Address :- Ward No.11, Tilak Chowk, Beside Nayra Petrol Pump, Deori Majhagva, Kymore, Distt. Katni (M.P.) - 483880
3.	Mrs. Lata Mishra w/o Mr. Rampal Mishra (Guarantor) Address :- Ward No.11, Tilak Chowk, Beside Nayra Petrol Pump, Deori Majhagva, Kymore, Distt. Katni (M.P.) - 483880

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 **25.05.2026** calling upon the Borrower(s)/ Guarantor(s)/ Corporate Guarantor(s) **M/s Ajay Mishra prop. Mr. Ajay Mishra (Proprietor), Mr. Ajay Mishra (borrower) and Mrs. Lata Mishra w/o Mr. Rampal Mishra (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 Security Enforcement Rules, 2002 has seized/taken over the possession of the property/properties (hereinafter referred as the said properties) on **06.08.2026** 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 there is**" through E-Auction conducted on-line through "Baanknet.com" portal and the date of Sale has been fixed on **07.10.2026** from **2.00 P.M. to 6.00 P.M.** wherein the Reserve Price and EMD Amount as mentioned below has been fixed in respect of the immovable/movable property and as per other terms and conditions as stipulated under the said Act/Rules. Notice of 30 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.

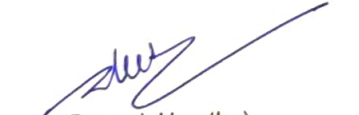
The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) as above to the bank as on the scheduled date of Sale will be **Rs. 60,12,385.24/- (Rupees Sixty Lacs Twelve Thousand Three Hundred Eighty Five and Paise Twenty Four Only) + Interest + Other Charges**, which has to be realized by the Sale of the said properties, which please note.

- Our earlier sale notice dated 18.08.2026 is cancelled.

Details of Secured Assets/Mortgaged Property

	Description of Secured Assets with Boundaries	Reserve Price	EMD
1.	All that part and parcel of the Residential & Commercially diverted property & Residential Building there on the part of land consisting of PH. No. 13 in Sn No. 270 Village Deori Majhagwana, RNM – Vijayraghavgarh, Town Survey No./ Khasra No. 64 Total land area 0.210 hectare within the registered sub-district Vijayraghavgarh and District Katni in the Name of Mrs. Lata Mishra Bounded: On the North by - Property of Shyam Lal Siya Lal On the South by - Property of Govind Pandey On the East by - Property of Shyam Lal Siya Lal On the West by – Kymore Vijayraghavgarh Road	1,07,39,000/-	10,73,900/-

Yours faithfully,



(Deepak Usrathe)
Authorized Officer and Chief Manager

