बैंक ऑफ़ बड़ौदा Bank of Baroda

119 FOUNDATION YEAR

By Speed/Regd. Post

Bob/ROSARB/Salenotice/NOV01 **Date: 13.11.2026**

To,

1	**M/S MANSURI ENTERPRISES** **Proprietor: Mr. Arshad Khan S/o Hanif Khan** **Plot No 54-S8 at MPIDC Plastic Park Tamot,** **Patwari Halka 09, Tehsil Gouharganj,** **District Raisen (M.P.)**
2	**Mr. Arshad Khan S/o Hanif Khan** **Proprietor of M/S MANSURI ENTERPRISES** **Ward No 11 , Arjun Nagar , Obedullaganj** **Raisen M.P.**

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 **06.10.2025 issued & published on 16.10.2025** calling upon the **Borrower(s) :**

M/S MANSURI ENTERPRISES (Proprietor- Mr. Arshad Khan S/o Hanif Khan)

To repay the amount in terms of the said notice within 60 days from the date of the said notice of M/s Inventive Infra and Automation Engineering Private Limited.

And whereas the Borrower(s)/Guarantor(s)/Corporate Guarantor(s)/Mortgagor 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 **19-12-2025** 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 basis and whatever is basis" through E-Auction conducted on-line through "**BAANKNET**" portal and the

क्षेत्रीय तनावग्रस्त अस्ति वसूली शाखा (आर.ओ.एस.ए.आर.बी) ग्वालियर, सिटी सेंटर, प्रथम तल, बीएसएनएल बिल्डिंग, ग्वालियर, म.प्र.474011
मोबाइल न .7880153116, ई :मेल sarsag@bankofbaroda.co.in वेब :www.bankofbaroda.com
Regional Stressed Asset Recovery Branch, Gwalior, City Centre, 1st Floor, BSNL Building, Gwalior, M.P.-474011
Mobile.No.7880153116, E-mail id: sarsag@bankofbaroda.co.in | Web: www.bankofbaroda.com

date of Sale has been fixed on **05-12-2026 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 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.

The amount due from the Borrower(s)/Guarantor(s)/Corporate Guarantor(s)/Mortgagor as above to the bank as on the scheduled date of Sale will be **Rs.78,50,010.37 (Rs. Seventy Eight Lakh Fifty Thousand Ten and Thirty Seven Paise Only) + Future Interest w.e.f. from 07.10.2025 + other cost, charges & Expenses from the date of NPA till the date of realization,** which has to be realized by the Sale of the said properties, which please note.

Details of Secured Assets/Mortgaged Property

S.No.	Description of Secured Assets with Boundaries	Reserve Price	EMD
1	All that part and parcel Equitable Mortgage (with lease hold rights) of lease hold industrial plot and proposed building situated at Plot No 54-S8 admeasuring 864.00 Sq. Mtr. at MPIDC Plastic Park Tamot, Patwari Halka 09, Tehsil Gouharganj, District Raisen (M.P.) in the name of firm M/s Mansuri Enterprises , Authorised person Arshad Khan.	Rs.35,00,000.00 (Rupees Thirty Five Lakh Only)	Rs. 350000.00 (Rupees Three Lakh Fifty Thousand Only)

Bounded As :	
East	Plot No 53
West	Green Belt (Boundary)
North	Green Belt (Boundary)
South	Road

Yours faithfully,

( )
Chief Manager & Authorized Officer