

By Speed/Regd. Post

No. ROSARB/E-Auction/August 2026/

Date:- 15.07.2026

To,

1.	M/s Samarth Warehouse Prop. Mrs. Poonam Esarka (Proprietorship Firm) Address: - Nagpur Jabalpur Road, Tilak ward, Seoni (M.P.) 480661
2.	Mrs. Poonam Esarka (Proprietor) Address: - Matushree Apartments, in front of Polytechnic Ground, 12 Pathar, Seoni (M.P.) 480661
3.	Mr. Vishwanath Esarka (Mortgager & Guarantor) Address : - Matushree Apartments, in front of Polytechnic Ground, 12 Pathar, Seoni (M.P.) 480661
4.	Mr. Rupesh Kumar Agrawal (Guarantor) Address: - Mata Diwala Road, Budhwari Bazar, Ashoka Ward, Seoni (M.P.) 480661
5.	Mrs. Madhuri Agrawal (Guarantor) Address: - Mata Diwala Road, Budhwari Bazar, Ashoka Ward, Seoni (M.P.) 480661

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 **31.05.2025** calling upon the Borrower(s)/ Guarantor(s)/ Corporate Guarantor(s) **M/s Samarth Warehouse Prop. Mrs. Poonam Esarka (Proprietorship Firm), Mrs. Poonam Esarka (Proprietor), Mr. Vishwanath Esarka (Guarantor), Mr. Rupesh Kumar Agrawal (Guarantor) and Mrs. Madhuri Agrawal (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 **19.08.2025** 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**", "**As is what is**", and "**Whatever there is**" through E-Auction conducted on-line through "Baanknet.com" portal and the date



बैंक ऑफ बड़ौदा Bank of Baroda



of Sale has been fixed on **25.08.2026** 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. 26,32,887.62/- (Rupees Twenty Six Lacs Thirty Two Thousand Eight Hundred Eighty Seven and Paise Sixty Two Only)+ Interest + Other Charges**, 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 with Boundaries	Reserve Price	EMD
1.	All that part and parcel of the property consisting Commercial diverted property (Land & Building) situated at Gopalganj area 0.38 Hect. Khasra No. 518/3 PH No. 132/19, RIC Seoni-1, Tehsil and Distt. Seoni, Madhya Pradesh owned by Smt. Poonam Esarka W/o Shri Vishwanath Esarka. Boundaries - As per Nazri Naksha North: 10 Mtr wide Road South: Land of Shri Sanjay Shrivastava East: Land of Shri Shailesh Khandelwal (Kh. No. 518/4) West: Land of Smt. Madhuri Agrawal Kh. No. 518/2)	1,67,00,000/-	16,70,000/-
2.	All that part and parcel of the property consisting Residential property (Land) bearing Plot No. HIG-26, area 2324.16 Sq Ft. Situated at Mouza Prem Nagar, Manglipeth Rani Durgwati Ward no. 19, P H. No. 103, RIC Seoni-2, Seoni, Madhya Pradesh owned by Shri Vishwanath Esarka S/o Shri Ashok Esarka Boundaries - As per Sale Deed North: Colony CC Road South: Plot No. MIG/118, 119 East: Plot No. HIG/27 West: HIG/25	35,00,000/-	3,50,000/-

Yours faithfully,

(Deepak Usrathe)
Authorized Officer and Chief Manager



शाखा: क्षेत्रीय दबावगृस्त आस्ति वसूली शाखा, द्वितीय तल ब्लॉक - 10, जेडीए बिल्डिंग, सिविक सेंटर, मद्राताल, जबलपुर 482001 (म. प्र.)
Branch: Regional ROSARB Branch, Second Floor, Block - 10, JDA Building, Civic Centre, Jabalpur 482001 (M.P.)
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