



बैंक ऑफ़ बड़ौदा **Bank of Baroda**

By Speed/Regd. Post



No. ROSARB/E-Auction/October 2026/246

Date: - 08.10.2026

To,

1.	M/s Lunawat Traders and Impex Prop. Mr. Harshit Lunawat S/o Mr. Gautam Lunawat Address :- Near Jain Temple, Jai Prakash ward, Kareli, Distt. – Narsinghpur (M.P.)
2.	Mr. Harshit Lunawat S/o Mr. Gautam Lunawat (Proprietor) Address :- Near Jain Temple, Jai Prakash ward, Kareli, Distt. – Narsinghpur (M.P.)
3.	Mr. Anshul Lunawat S/o Mr. Gautam Lunawat (Guarantor) Address:- Main road, Kareli, Distt. – Narsinghpur (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 **24.06.2021** calling upon the Borrower(s)/ Guarantor(s)/ Corporate Guarantor(s) **M/s Lunawat Traders and Impex Prop. Mr. Harshit Lunawat S/o Mr. Gautam Lunawat and guarantor Mr. Anshul Lunawat S/o Mr. Gautam Lunawat** 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 **22.12.2021** more particularly described herein below. Bank has also taken physical possession of the property with the help of Tehsildar on **07.03.2024**.

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 **31.10.2026** 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 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. as the auction sale was failed earlier which was conducted on **30.03.2026**.

शाखा: क्षेत्रीय दबावगुस्त 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.)
Phone- 0761-2409255, email ID: sarjab@bankofbaroda.co.in, website: bankofbaroda.in



बैंक ऑफ बड़ौदा Bank of Baroda



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 of Rs. 42,09,577.29/- (Rupees Forty Two Lacs Nine Thousand Five Hundred Seventy Seven and Twenty Nine Paise Only) + Interest + Legal Charges 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 of the property consisting of Residential Land & Building bearing N.B. 50, P.H. No. 17, House No. 288, Part of Khasra no. 107/2, area 1000 sq.ft. Situated at Mahendra Ward, Kareli, Tehsil – Kareli, Distt. – Narsinghpur, in the name of Mr. Anshul Lunawat s/o Mr. Gautam Lunawat. Boundaries: - East: - Land of Niraj Kumar Lunawat West – Road North - Land of Niraj Kumar Lunawat South - Land of Niraj Kumar Lunawat	Rs. 41,39,100/-	Rs. 4,13,910/-
2.	All that part and parcel of the property consisting of Residential Land & Building bearing N.B. 50, P.H. No. 17, House No. 286, Part of Khasra no. 107/2, area 1000 sq.ft. Situated at Mahendra Ward, Kareli, Tehsil – Kareli, Distt. – Narsinghpur, in the name of Mr. Harshit Lunawat s/o Mr. Gautam Lunawat. Boundaries: - East: - Land of Niraj Kumar Lunawat West – Road North - Land of Niraj Kumar Lunawat South - Land of Niraj Kumar Lunawat		

Yours faithfully,



(Deepak Usrathe)
Authorized Officer and Chief Manager

शाखा: क्षेत्रीय दबावगुस्त 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.)
Phone- 0761-2409255, email ID: sarjab@bankofbaroda.co.in, website: bankofbaroda.in