

ZOSARB/JBP/AUC/2026-27/40

Date: 12.10.2026

**Notice of Sale of Immovable Property to Borrower & Guarantor
Under Rule 8(5) & 9(1) of the Security Interest (Enforcement) Rules, 2002**

BY SPEED POST

To,

1. M/s Om Shri Shubh Labh Agritech Private Limited (Borrower) Regd. Address: In front of IIITM college, Near Hazira Police Station, Morena link road, Gwalior, Madhya Pradesh, Pin -474015 (For Information Only)	2. Sh. Girraj Bansal S/o Sh. Radhe shyam Bansal (Director & Guarantor) Address: D-5A, Gulmohar City, City Center, Dist. Gwalior (M.P.), Pin- 474001
3. Sh. Ketan Bansal S/o Sh. Girraj Bansal (Director & Guarantor) Address: D-5A, Gulmohar City, City Center, Dist. Gwalior (M.P.), Pin- 474001	4. Smt. Mamta Bansal W/o Sh. Girraj Bansal (Guarantor) Address: D-5A, Gulmohar City, City Center, Dist. Gwalior (M.P.), Pin- 474001
5. M/s B P Food Products Pvt. Ltd. (Corporate Guarantor of Borrower) Through its Director - 1. Sh. Girraj Bansal S/o Sh. Radhe shyam Bansal 2. Sh. Ketan Bansal S/o Sh. Girraj Bansal Regd. Address: In front of IIITM college, Near Hazira Police Station, Morena link road, Gwalior, Madhya Pradesh, Pin - 474015	6. M/s Shri Paramsukh Edible Foods Pvt. Ltd. (Corporate Guarantor of Borrower) Through its Director - 1. Sh. Girraj Bansal S/o Sh. Radhe shyam Bansal 2. Sh. Ketan Bansal S/o Sh. Girraj Bansal Regd. Address: In front of IIITM college, Near Hazira Police Station, Morena link road, Gwalior, Madhya Pradesh, Pin -474015 (For Information Only)

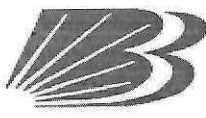
Dear Sir/Madam,

Re: Notice under Rule 8(6) 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(12) 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 **10.06.2025** calling upon the Borrower(s)/Guarantor(s)/Corporate Guarantor(s) 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 8 taken over the symbolic possession of the property/properties (hereinafter referred as the said properties) more particularly described herein below on **19.08.2025 & 20.08.2025**.

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.



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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 on **26.11.2026 from 14.00 Hrs to 18.00 Hrs**. The Reserve Price and EMD as mentioned below have been given as per valuation reports dated 19.09.2026, 21.09.2026, 28.09.2026 & 30.09.2026 in respect of the immovable property and as per other terms and conditions as stipulated under the said Act/Rules.

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.27,10,25,311.60/- + Pending unapplied/ unserved Interest and Other 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	Reserve Price	EMD
1	Equitable Mortgage of diverted land Survey No 372/2, 373, 374, 375, 376, 377, 378, 387/2/1, 388/1 and 388/3 (in total 3 deeds) aggregate total 3.011 Hectare situated at Village Kedarpur Patwari Halka No 76 RI Circle 4, Lashkar Block ghatigoun, Tehsil and Dist Gwalior standing in the name of Mr. Girraj Bansal S/o Mr. Radhey Shyam Bansal.	19,40,00,000.00	1,94,00,000.00
2	Equitable mortgage factory land and building (Property used as godown) situated at survey no. 28,29 & 30 part, Kalyanpur, Gwalior, Ward No. 63, opp. ABV IIITM, Gwalior Purani Chhawani Road admeasuring Plot Area 41773 Sq. ft. out of which area 17320 Sq. ft of Survey No 28 is diverted.	8,76,00,000.00	87,60,000.00
3	Equitable Mortgage of freehold Industrial land & Building (used as Godown) bearing Survey No 30, 44, 43/min, 47/1 area 3603.88 Sqm situated at Kalyanpur, Patwari Halka No 47, Gwalior (MP)	7,65,00,000.00	76,50,000.00
4	Equitable Mortgage of diverted Land Survey No 63/1, Area 78749 Sq Ft situated at Village Mundla Patawari Halka No 61, Tehsil Baroda Dist Sheopur (MP) standing in the name of Mr. Girraj Bansal S/o Mr. Radhey Shyam Bansal.	1,64,00,000.00	16,40,000.00
5	Equitable Mortgage of Residential House Sr No 121/10, Area 164.03 Sq Mtrs situated at Ward No 11, Mataji Mohalla, Tehsil Baroda Dist Sheopur (MP) standing in the name of Mr. Girraj Bansal S/o Mr. Radhey Shyam Bansal.	45,00,000.00	4,50,000.00

With Regards,


(Ashish Kalra)
Authorized Officer

