



इण्डियन ओवरसीज़ बैंक
Indian Overseas Bank

(भारत सरकार का उपक्रम A Govt. of India Undertaking)
अपनी प्रगति का मज़ा साथी Good people to grow with

M.P. NAGAR BRANCH :
12, SBI COLONY, ZONE-2,
MP NAGAR, BHOPAL (M.P.)
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E-AUCTION SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

E-Auction sale notice for sale of Immovable Assets Under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules 2002. Notice is hereby given to public in general and in particular to the borrower(s) and Gurantor(s) that the below described immovable property mortgaged/charged to the secured creditor, the **Possession** of which has been taken by the Authorized Officer of Indian Overseas Bank Secured Creditor, will be sold on "As is Where is", "As is What is", and "Whatever there is" on **09.06.2025 for recovery of of Rs. 25,11,74,547/- (Rupees Twenty Five Crore Eleven Lakhs Seventy Four Thousand Five Hundred and Forty Seven Only) as on 19.05.2025** due to the Secured Creditor from the borrower **M/s My Wheels Private Limited**, having Registered Office at- 6, 7, Malviya Nagar, Bhopal, MP- 462001 and Outlet at 50, Nishat Colony, Link Road, Bhopal, MP- 462003 and the guarantors **(1.) Mrs. Manju Garg, W/o. Late Saurabh Garg, (2.) Mr. Rishabh Garg, S/o. Late Saurabh Garg, and (3.) Mrs. Pankhuri Garg, D/o. Late Saurabh Garg**; all S.No.1 to 3 are Directors/Guarantors of **M/s. My Wheels Private Limited and legal heirs of Late Saurabh Garg (Mortgagor)** and are residing at E-7/88, SBI Colony, Near Sai Board, Arera Colony, Huzur, R S Nagar, Bhopal, MP- 462016.

The reserve price and the earnest money deposit will be as given below against the individual scheduled property:

DESCRIPTION OF THE PROPERTY

3 Commercial plots (C-1, C-16 & C-23) situated at with part of Khasra No. 281/2/2, 281/1/2, 281/2/1, 282/1/1, 291, 292, 311, 376, 377, 378, 373, 374, 305, 306, 307 & 309 at "My City" at Village – Kalapani, P.H.No.08, Kolar Road, Tehsil – Huzur, District- Bhopal (MP), admeasuring total plot area of 379.65 Sq. Mtrs., belonging to Late Saurabh Garg (Represented by legal heirs), as per schedule hereunder:

Schedule-1: Plot No. C-1 (Corner Commercial Plot)

Boundary & Extent	Reserve Price, EMD & Bid Multiplier
East: Plot No.C-88, C-89 & C-90 West: Road, North: Road South: Plot No. C-2 Extent- 149.35 Sq. Mtrs.	Reserve Price: Rs. 27,15,000/- Earnest Money Deposit: Rs. 2,71,500/- Bid Multiplier: Rs.10,000/-

Schedule-2: Plot No. C-16 (Corner Commercial Plot)

Boundary & Extent	Reserve Price, EMD & Bid Multiplier
East: Plot No.C-71 & Road West: Road, North: Plot No. C-15 South: Road Extent- 137.37 Sq. Mtrs.	Reserve Price: Rs. 24,95,000/- Earnest Money Deposit: Rs. 2,49,500/- Bid Multiplier: Rs.10,000/-

Schedule-3: Plot No. C-23 (Commercial Plot)

Boundary & Extent	Reserve Price, EMD & Bid Multiplier
East: Plot No.C-62 West: Road, North: Plot No. C-22 South: Plot No. C-24 Extent- 92.93 Sq. Mtrs.	Reserve Price: Rs.15,35,000/- Earnest Money Deposit: Rs.1,53,500/- Bid Multiplier: Rs.10,000/-

Date and Time of E-Auction : 09-06-2025 (11.00 am to 1.00 pm)

Note : TDS applicable *In case of any sale/transfer of immovable property of Fifty lakhs and above, the transferee has to pay an amount equal to 1% of the consideration as applicable Income Tax.

For detailed terms and conditions of the sale, Please refer to the link provided in the following websites/ web page portal. **(1) <https://baanknet.com> (2) www.iob.in**

Note : This may also be treated as a Notice under Rule 8(6) / Rule 9(1) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and gurantor/s of the said loan about holding of e-auction on the above mentioned date.

Place : Bhopal

Publication Date: 19.05.2025

Authorised Officer
Indian Overseas Bank