



PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES
(under Proviso to Rule 8(6) /Rule 9(1) of Security Interest (Enforcement) Rules)

E-Auction Sale Notice for Sale of Immovable property/ies 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 the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the constructive/physical (whichever is applicable) **Possession** of which has been taken by the Authorised Officer of Indian Overseas Bank Secured Creditor, will be sold on "As is where is", "As is what is", and "whatever there is" on **23.06.2025** for recovery of amount mentioned hereunder due to the Indian Overseas Bank (Secured Creditor) from the Borrower(s) & Guarantor(s) mentioned hereunder. The reserve price and Earnest Money deposit is mentioned hereunder. The sale will be done by the undersigned through e-auction platform provided at the following Web Portal: <https://baanknet.com>.

S. No.	Name and address of the Borrower /Guarantors / Mortgagor	Outstanding Amount	Description of Properties & Name of Property Owner	Reserve Price
				EMD Amount
				Bid Increment Amt
Kolar Road Branch (3338) Shop No 1,2,3,6,7, 8, Windsor Madhya,Kolar Road Bhopal (M.P) Tel.: - 0755-2492931 e-mail: iob3338@ioib.in				
1.	Borrower/Mortgagor : (1) Mr. Santosh Katariya S/o Mr. Devkumar (2) Mrs. Deepa W/o Mr. Santosh Katariya Permanent/Communication/ Office Address: H. No. 61/3, Bistariya Pura, Mayur Colony, Near Yunik Public School, Ashta, District Sehore, M.P.-466116 Also at: Sakshi Warehouse and Construction Prop. Mr. Santosh Katariya , Indore Bhopal Road, Alipur Ashta, District Sehore, M.P.-466116 Also at: H. No. 421, Part of Survey Number 121/32, Ward No. 02, Mayur Colony, Alipur Ashta, District Sehore, M.P.- 466116	as on 19.05.2025 ₹ 54,38,848/- + Interest & Other Charges Constructive possession	Schedule: Property Belonging to Mr. Santosh Katariya S/o. Devkumar & Mrs. Deepa W/o. Santosh Katariya According to Building Certificate of Nagar Palika Parisad Ashta dated 05.05.2022, One Residential House No. 421 (Corner), Unique ID No.1134497957, Area 1250 sq. ft. i.e. 116.17 sq. mtr. at Part of Khasra No.121/32 (East to West 50 feet, North to South 25 feet, Total area 1250 sq. ft.), Total Rakba 0.012 Hec., situated at Ward No. 02, Mayur Colony, Alipur, Ashta, District Sehore, M.P.- 466116. The building constructed over on Ground Floor 1250 sq. ft. with 1- Hall, 4- Rooms, Kitchen, Lat-Bath, and Ootla and Stairs, and First Floor 1250 sq. ft. with 1- Hall, 3- Rooms, Kitchen, Lat-Bath and Stairs and Second Floor 540 sq. ft. with 2- Rooms, Lat-Bath, Boundaries: East - Road, West - House of Mehrwan Singh Malviya, North - Road, South - House of Harsingh Parmar The above property as set out in the Regd. Sale deed (e-Registration No. MP350372022A11122163 registered on 11.11.2022 before SRO Sehore (M.P.) along with other Appurtenances.	₹ 65,74,000/- ₹ 6,57,400/- ₹ 25,000/- (Inclusive of 1% of Income Tax):
2.	Borrower & Mortgagor : (1) Mrs. Ruchi Rajak W/o Mr. Virendra Rajak Permanent Address: LIG-27 (phase-1), Near Banjari Bus Stop, Kanha Kunj Phase -1, Kolar Road, Bhopal, M.P.-462042. Also at: 1. C/o M/s Lavanya Textiles, Prop. Mrs. Ruchi Rajak, Shop No 112, First Floor, Ashima Mall, Hoshangabad Road, Bhopal, M.P.- 462026. 2. C/o M/s Lavanya Textiles, Prop. Mrs. Ruchi Rajak, 1, Near Saify Shoe, Opp. Ultimate Plaza, Kolar Road, Bhopal, M.P.-462042. (2) Guarantor : Mr. Virendra Rajak S/o Mr. Nandkishor Rajak , Permanent Address: LIG-27 (phase-1), Near Banjari Bus Stop, Kanha Kunj Phase-1, Kolar Road, Bhopal, M.P.- 462042.	as on 19.05.2025 ₹ 41,39,265/- + Interest & Other Charges Constructive possession	Schedule: Property Belonging to Mrs. Ruchi Rajak W/o. Virendra Rajak Residential Flat No. E-01, Fourth Floor, in Multi Story Building Named Prem Vihar, Situated on Plot No 63 and 64, Part of Survey No 25/2,25/3/1,26/1, Village Damkheda (Mandakini Gruh Nirman Sahkari Sanstha Maryadit), P. H. No 39, Ward No. 82, Kolar Road, Bhopal, M.P.-462042, admeasuring 58.45 Sq Meter Boundaries: East: Plot of others, West: Road, North: Ho No 65,, South : Gutter (Naala) The above said property as set out in the Sale Deed vide its E -Registration No. MP059702019A1844076 on 16.12.2019 before the Sub-Registrar Office, Bhopal-2, along with all other Appurtenances.	₹ 30,85,600/- ₹ 3,08,560/- ₹ 25,000/-
ARERA COLONY - BHOPAL Branch Plot No. R4, Near Sai Board, E-6, ARERA COLONY, BHOPAL, Bhopal-462016 Phone : 8925953728				
3.	Borrower/Mortgagor /Guarantor: 1.Ms. Roshni Alias Ms.Roshni Chouhan D/o Jagdish Sen 2.Ms.Vinita Sen D/o Jagdish Sen Permanent/Communication/ Office Address: Flat No. 302, Plot No. 308, Rajyog Brahmakumari, Tirlochand Nagar, Tehsil-Huzur, Bhopal, M.P.- 462039 Also at: Flat No.15, 2 nd Floor, E-8, G-1, Plot No. 22 & 23, Bhojpura Tower, Gulmohar, Bhopal, M.P.- 462016 Also at: Flat No. F-3, 1 st Floor, Krishna Apartment, Plot No.23, Banjari Grah Nirman Sahkari Samiti, Sector-D, Chaturvedi Nagar, Village- Akbarpur, Tehsil- Huzur, Bhopal, M.P.-462042	as on 19.05.2025 ₹ 12,97,804/- + Interest & Other Charges Constructive possession	Schedule: Property Belonging to Ms. Roshni Chouhan D/o Jagdish Sen & Ms. Vinita Sen D/o Jagdish Sen Residential Flat No. F-3 having admeasuring built up area 40.88 Sq.Mtr., situated on First Floor, in the building "KRISHNA APARTMENT", constructed on Plot No.23, Part of Khasra No.90, Banjari Grah Nirman Sahkari Samiti, Sector-D, Chaturvedi Nagar, Village- Akbarpur, Tehsil- Huzur, Bhopal, (M.P.) Boundaries: East - Plot No.48, West - Plot No.24, North - Plot No.22, South - Flat No.F-2 then Colony Road The above property as set out in the Regd. Sale deed (e Registration No. MP059702020A1452518 dated 04.08.2020) before SRO Bhopal (M.P.) along with other Appurtenances.	₹ 17,10,000/- ₹ 1,71,000/- ₹ 25,000/-
Thatipur Gwalior Branch : D.No.88, Mayur Market, Thatipur, Gwalior- 474 011 Tel.: 8925952655 : Email id: iob2655@ioib.in				
4.	Borrower: Mrs. Nagmani Rajak alias Mrs. Nagmani Pathariya, W/o Manoj Kumar Pathariya Flat No.404, Block-S, Radha Residency, Sadashiv Nagar, Galav Nagar, Village- Ghatampur, Tehsil & District- Gwalior, M.P.- 474012; Also at: B-Block, 1027, Anand Nagar, Bahodapur, Champion Public School, Gwalior, M.P.- 474012	as on 19.05.2025 ₹ 17,92,205/- + Interest & Other Charges Constructive possession	Schedule: Property Belonging to Mrs. Nagmani Pathariya, W/o Manoj Kumar Pathariya Flat No. 404 (2 BHK) on the third floor in a multistory building known as "Radha Residency" constructed on Plot no. 13, 14, 15, 16, Block- S, Sadashiv Nagar, Galav Nagar, 24 Bigha Colony, Village- Ghatampur, Tehsil & District- Gwalior (M.P.), admeasuring 74.34 Sq.mtr. i.e. 800 Sq.ft., The property is situated on Part of Survey Nos.18, 19, 22, 23, 166, 167, 168, 169 and 176 at Village- Ghatampur, Municipal Corporation Ward No. 04. Boundaries: East -Balcony and Road Colony, West-Flat No.403, North-Others Property, South-Lift, Lobby, Passage The above said property as set out in the Regd. Sale Deed (e-Registration No. MP142602022A1611550) registered on 08.06.2022, before SRO, Gwalior-1 along with all other Appurtenances.	₹ 21,18,500/- ₹ 2,11,850/- ₹ 25,000/-
Pipliya Bajkhan Branch : Plot No.3,4,5, Chitrakoot Colony, Near Mittal College,Village -Pipliya Bajkhan, Bhanpur, Dist.Bhopal, - 462010.				
5.	Borrower : Mrs. Savita Nirman D/o Shri Mangla Ram Nirman Address: (1) 42 Shankar Nagar, Near D M School, Barkheda Pathani, Bhopal, Bhopal-462022, Address: (2) Industrial Training Institute, Raisen Road, Govindpura Bhopal 462023	as on 19.05.2025 ₹ 26,69,086/- + Interest & Other Charges Constructive possession	Schedule: Property Belonging to Savita Nirman D/o Shri Mangla Ram Nirman The property Consist of A Residential (2BHK) Flat No.202 (second Floor), whose super built up area is 21.20 sq mtr. and built up area is 58.07 sq mtr., total area is 853 sq feet ie, 79.27 sq mtr., which is in multi – storey building “ Vansh Tower – II” constructed on plot no.23 and 23-A is situated on the Part of Khasra No. 221/2/1, 221/2/2.Which is located at A-Sector, Natraj Housing Cooperative Society Limited, Village – Ratanpur Road, P H N- 26/44, Main Road in ward Number -84, Tehsil – Huzur, District – Bhopal. Boundaries: East -Balcony and Road Colony, West-Flat No.403, Nort East- Flat No.201, West – Stairs Direction, North - Corridor, South – Other Land The above said property as set out in the Sale Deed vide its E -Registration No.MP059702024A1139115 on 05.02.2024 before the Sub-Registrar Office, Bhopal-2, along with all other Appurtenances.	₹ 27,36,000/- ₹ 2,73,600/- ₹ 25,000/-
Nainod Branch : Plot No.139, Gandhinagar, Village Nainod, P.O. Gandhinagar, Dist. Indore (MP) -453112 Ph.9043353131 Email : iob3131@ioib.in				
6.	Borrower / Mortgagor : (1) Mr. Akash Bagora S/o Panna Lal Bagora (2) Vidhya Bai Bagora W/o Pannalal Bagora Both R/o H. No.284, Dwarkadish Colony at Vill. Sulkakhedi, Tehsil & Dist.-Indore (M.P.)	as on 19.05.2025 ₹ 6,97,822/- + Interest & Other Charges Constructive possession	Schedule: Property Belonging to Vidhya Bai W/o Shri Pannalal Bagora At H. No. 284, Dwarkadhish Colony at Survey No. 2/1/1,5/3,2/3,5/1 at village Sulkakhedi, Tehsil and Dist. Indore owned by Mrs. Vidhya Bai Bagora . Total Plot area 800 sq ft, Property In the name of owner Vidhya Bai Bagora. Boundar-ies: East: Plot no.283, West: Plot no.285, North: Plot no.272, South: Colony Road	₹ 31,42,600/- ₹ 3,14,260/- ₹ 25,000/-

Date and Time of E-Auction : 23-06-2025 (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.ioib.in

Note : This may also be treated as a Notice under Rule 8(6) / 9(1) & Rule 6(2) of Security Interest (Enforcement) Rules, 2002 to the borrower/s and guarantor/s of the said loan about holding of e-auction on the above mentioned date.

Publication Date: 19.05.2025

Authorised Officer
Indian Overseas Bank