

**राजस्थान ग्रामीण बैंक**  
**Rajasthan Gramin Bank**

(भारत सरकार, राजस्थान सरकार तथा भारतीय स्टेट बैंक का संयुक्त उपक्रम)  
(Joint Venture of Govt. of India, Govt. of Rajasthan & State Bank of India)

Branch- Khudania, Jhunjhunu (Raj.)  
Mob. 7726854778, E-Mail: khdjn@barodarajasthanrrb.co.in

**Registered A.D.**

**Name & Address of Borrower & Guarantor**

**Mr. Manoj S/o Hukmi Chand Soni (Borrower)**

Sunaro Ka Mohalla, VPO- Mandrela, Tehsil- Chirawa, Distt- Jhunjhunu (Raj.) 333025

**Sub.: Fifteen Days' Notice Of The Sale Of Immovable Secured Assets Under Rules 8 (6)  
And read with Rule 9 (1) Of The Security Interest (Enforcement) Rules, 2002**

Dear Sir,


This has reference to possession notice served to you in respect of the immovable property (details of which are set out hereunder) affixed on secured property on **22-05-2025** and publication thereof in **Punjab Kesari** and **Business Standard** on **28-05-2025** for the purpose of realizing secured assets for recovery of outstanding dues of the bank/fi.

The notice of 15 days is given to you in respect of the proposed sale of secured property e-auction on **08.07.2025** of the secured assets aforesaid by the undersigned.

You are also requested to give your positive co-operation and support for the success of e-auction and bring suitable buyer to purchase the property.

A copy of e-auction notice giving particulars as prescribed under rule 8 of the security interest enforcement rules, 2002 is enclosed herewith for your information.

Date: 20.06.2025  
Place: Jhunjhunu (Raj.)

  
Authorised Officer  
Rajasthan Gramin Bank

**Description Of The Immovable Property (As Per Records Available With The Bank) :-**

- ❖ Residential Property (admeasuring area 125.42 sq. meters) situated at Khasra No-26, Hari Nagar Colony, Vidya Vihar Pilani, Tehsil Pilani, District: - Jhunjhunu (Raj.) in the name of Mr. Manoj S/o Mr. Hukmi Chand Soni.

**Four corner of said property is as below: -**

North: - Plot No. 26  
South: - Path 18 Feet  
East: - Path 20 Feet  
West: - Others

**Enclosed : E-Auction Notice.**



# राजस्थान ग्रामीण बैंक

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### परिशिष्ट-IV क

### {नियम 8(6) सपटित नियम 9(1) का परन्तुक देखें} अचल सम्पत्ति के विक्रय हेतु ई-नीलामी विक्रय नोटिस

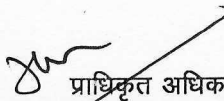
प्रतिभूत हित (प्रवर्तन) नियम, 2002 के नियम 8(6) सपटित नियम 9(1) के परन्तुक के साथ पठित वित्तीय आस्तियों का प्रतिभूतिकरण और पुनर्गठन तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 के अधीन अचल आस्तियों के विक्रय हेतु ई-नीलामी विक्रय नोटिस आम लोगों को तथा विशेष रूप से उधार लेने वाले, गिरवी रखने वाले और प्रत्याभूति-दाता को यह नोटिस दिया जाता है कि नीचे वर्णित अचल सम्पत्ति जो प्रतिभूत लेनदार के पास साम्यिक बंधक है, का भौतिक कब्जा प्रतिभूत लेनदार राजस्थान ग्रामीण बैंक के प्राधिकृत अधिकारी द्वारा लिया गया है, को "जहां है, जैसी है, और जो कुछ भी है" के आधार पर दिनांक 08.07.2025 को बकाया राशि की वसूली हेतु ई-नीलामी के माध्यम से उपलब्ध प्लेटफॉर्म वेबसाइट : <https://www.bankeauctions.com> के पर प्रतिभूति लेनदार राजस्थान ग्रामीण बैंक द्वारा बेचा जायेगा।

ऋणियों, प्रत्याभूति-दाता, बंधक कर्ता, अचल सम्पत्ति ज्ञात ऋण भार सहित, कब्जे की स्थिति, बकाया राशि, आरक्षित मूल्य, धरोहर राशि जमा की दिनांक एवं समय, अग्रिम धनराशि, बोली वृद्धि राशि का विवरण निम्न तालिका अनुसार होगा:-

ऋणीयों, बंधक कर्ताओं, जमानतदारों के नाम एवं पते	श्री मनोज पुत्र श्री हुकमीचन्द सोनी (ऋणी) सुनारों का मोहल्ला, गाँव एवं पोस्ट— मण्डेला, तहसील—चिड़ावा, जिला झुन्झुनू (राज.) 333025		
कुल बकाया :-	डिमाण्ड नोटिस दिनांक व बकाया राशि :- 22/08/2024, कुल बकाया रूपयें 2650499.03/- दिनांक 23/07/2024 तक ब्याज शामिल करते हुए + लागत, शुल्क, व अन्य खर्चें इत्यादि। वर्तमान बकाया राशि :- कुल रूपयें 2650499.03/- दिनांक 23/07/2024 तक बकाया + लागत, शुल्क, व अन्य खर्चें इत्यादि।		
कब्जे की स्थिति : — भौतिक कब्जा			
सम्पत्ति के निरीक्षण का दिनांक व समय : — 04/07/2025 समय दोपहर 12:00 बजे से सायं 04:00 बजे तक			
धरोहर राशि जमा करवाने की दिनांक व समय— 07/07/2025 समय सायं 04:00 बजे तक			
अचल सम्पत्ति का संक्षिप्त विवरण		आरक्षित मूल्य, अग्रिम धनराशि, बोली वृद्धि राशि	ई—नीलामी की दिनांक एवं समय—
श्री मनोज पुत्र श्री हुकमीचन्द सोनी के नाम से खसरा संख्यां 26, वार्ड संख्यां 3, हरिनगर कॉलोनी, विद्या विहार पिलानी, तहसील पिलानी स्थित आवासीय सम्पत्ति पट्टा संख्यां LD/VDVH/2022-23/123569 जो नगर पालिका विद्या विहार पिलानी द्वारा दिनांक 27.10.2022 को जारी किया गया। (बैंक में उपलब्ध रिकार्ड के अनुसार क्षेत्रफल 125.42 वर्ग मीटर) चारों ओर की सीमाएं :- उत्तर में प्लॉट संख्यां 26, दक्षिण में रास्ता 18 फुट, पूर्व में रास्ता 20 फुट, पश्चिम में अन्य। ऋण भार :- ज्ञात नहीं		आरक्षित मूल्य:- रु. 25,32,500 /— धरोहर राशि :- रु.2,53,250 /— बोली वृद्धि राशि:- रु. 10,000 /—	08/07/2025 समय दोपहर 12:00 बजे से सायं 4:00 बजे तक (प्रत्येक 05 मिनट की असीमित समयावृद्धि के साथ)

विक्रय के निबंधन और शर्तों के ब्यौरे के लिए कृपया नीचे दिए गए वेबसाइट <https://www.rajgb.in> तथा <https://www.bankeauctions.com>, प्राधिकृत अधिकारी राजस्थान ग्रामीण बैंक शाखा - खुडानियां, झुन्झुनू (राज.) से मोबाईल 7726854778 पर सम्पर्क कर सकते हैं।

तारीख : 20/06/2025  
स्थान : झुन्झुनू (राज.)

  
प्राधिकृत अधिकारी  
राजस्थान ग्रामीण बैंक



# Rajasthan Gramin Bank

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## "APPENDIX-IV-A"

[See proviso to rule 8(6) read with rule 9(1)]

### E-Auction Sale notice for sale of immovable property

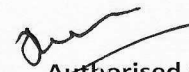
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) read with rule 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s), Mortgagor (s) and Guarantor(s) that the below described immovable property mortgaged/Charged to the Secured Creditor, Physical possession of which has been taken by the Authorised officer of Rajasthan Gramin Bank, Secured Creditor, will be sold on "As is where is", "As is what is", and "whatever there is" basis on 08.07.2025 by the Rajasthan Gramin Bank (Secured Creditor) through E-Auction platform at the website: <https://www.bankeauctions.com>. The details of Borrower's, Mortgagor/Guarantor's, Secured Assets with known encumbrances, status of possession, Dues, Reserve Price, EMD and Bid Increment Amount, E-auction date & Time will be as per below mentioned: -

Name & address of Borrowers & Guarantor & Mortgagor's	Name & Address Borrower & Guarantor & Mortgagor's <b>Mr. Manoj S/o Hukmi Chand Soni (Borrower)</b> Sunaro Ka Mohalla, VPO- Mandrela, Tehsil- Chirawa, Distt- Jhunjhunu (Raj.) 333025	
Total Dues: -	<b>Demand Notice Date &amp; outstanding Amount:</b> - 22/08/2024; Rs. 2650499.03/- inclusive of interest up to 23/07/2024 + further applicable interest, cost, charges & other expenses etc.  <b>Present outstanding Amount:</b> - Rs. 2650499.03/- inclusive of interest up to 23/07/2024 + further applicable interest, cost, charges & other expenses etc.	
<b>Status of Possession:</b> - Physical Possession		
<b>Property Inspection date &amp; Time:</b> - 04-07-2025 12.00 Noon to 04.00 P.M		
<b>Last Date &amp; Time for submission of EMD &amp; documents by</b> 07.07.2025 up to 04.00 P.M		
Description of the immovable property	Reserve Price Earnest Money Bid Increment Amount	Date & Time of E-auction:
Residential Property (admeasuring area 125.42 sq. meters) bearing patta no LD/VDVH/2022-23/123569 situated at Khasra No-26, Hari Nagar Colony, Vidya Vihar Pilani, Tehsil Pilani, District: - Jhunjhunu (Raj.), issued by Nagarpalika Vidhya Vihaar, Pilani on 27-10-2022, in the name of Mr. Manoj S/o Mr. Hukmi Chand Soni.  <b>Four corner of said property is as below: -</b> North: - Plot No. 26 South: - Path 18 Feet East: - Path 20 Feet West: - Others  <b>Encumbrances:</b> - Not known.	Reserve price: - Rs. 25,32,500/- Earnest Money :- Rs. 2,53,250/- BID Increment Amt. :-Rs. 10,000/-	<b>08-07-2025</b> 12.00 Noon to 04.00 P.M. (With unlimited extensions of 05 min. each)

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.rajgb.in> and <https://www.bankeauctions.com>, Rajasthan Gramin Bank, Branch – Khudania, Jhunjhunu (Raj) Mob. 7726854778 Secured Creditor's website.

Date : 20/06/2025  
Place : Jhunjhunu (Raj.)

  
Authorised Officer  
Rajasthan Gramin Bank



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Branch- Khudania, Jhunjhunu (Raj.)

Mob. 7726854778, E-Mail: khdjn@barodarajasthanrb.co.in

TERMS & CONDITIONS OF PUBLIC NOTICE FOR E-AUCTION FOR SALE OF SECURED PROPERTIES UNDER RULE 8 TO 9 OF SECURITY INTEREST (ENFORCEMENT) RULES, 2002

**LAST DATE & TIME FOR SUBMISSION OF EMD AND DOCUMENTS copy by 07.07.2025 up to 4:00 P.M.**

Public at large and borrower(s)/guarantor(s) and mortgagor in general are hereby informed that e-auction under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002) in respect of the secured assets as mentioned in the front of the respective borrowers and mortgaged by the owner of the property in the account, will be held for realization of Bank's dues. The sale shall be subject to the conditions prescribed in the security interest (Enforcement) rules 2002 and to the following further conditions.

The Authorized Officer of **Rajasthan Gramin Bank** had taken physical possession of the following property pursuant to the notice issued under Section 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with **Rajasthan Gramin Bank** with a right to sell the same on "**AS IS WHERE IS BASIS, AS IS WHAT IS BASIS and WHATSOEVER IS AVAILABLE BASIS**" for realization of Bank's dues. The sale will be done by the undersigned through e-auction platform provided at the **website: <https://www.bankauctions.com>**

<b>Name &amp; address of Borrowers &amp; Guarantor &amp; Mortgagor's</b>	<b>Name &amp; Address Borrower &amp; Guarantor &amp; Mortgagor's</b> Mr. Manoj S/o Hukmi Chand Soni (Borrower) Sunaro Ka Mohalla, VPO- Mandrela, Tehsil- Chirawa, Distt- Jhunjhunu (Raj.) 333025
<b>Demand Date &amp; Notice Outstanding Amount</b>	<b>Demand Notice Date &amp; outstanding Amount:-</b> 22/08/2024, Rs. 2650499.03/- inclusive of interest up to 23/07/2024 + further applicable interest, cost, charges & other expenses etc. <b>Present outstanding Amount:-</b> Rs. 2650499.03/- inclusive of interest up to 23/07/2024 + further applicable interest, cost, charges & other expenses etc.
<b>Date &amp; Time of E-auction:-</b> 08.07.2025 12.00 Noon to 04.00 P.M. (With unlimited extensions of 05 min. each)	
<b>Property Inspection date &amp; Time:-</b> 04-07-2025 12.00 Noon to 04.00 P.M	
<b>Status of Possession:-</b> Physical Possession	
<b>DESCRIPTION OF SECURED PROPERTIES</b>	<b>Reserve price:-</b> Rs. 25,32,500/- <b>Earnest Money</b> :-Rs. 2,53,250/- <b>BID Increment Amt.</b> :-Rs. 10,000/-
Residential Property (admeasuring area 125.42 sq. meters) bearing patna no LD/VDVH/2022-23/123569 situated at Khasra No-26, Hari Nagar Colony, Vidya Vihar Pilani, Tehsil Pilani, District- Jhunjhunu (Raj.), issued by Nagarpalika Vidhya Vihar, Pilani on 27-10-2022, in the name of Mr. Manoj S/o Mr. Hukmi Chand Soni.	
<b>Four corner of said property is as below:-</b>	
North:- Plot No. 26	
South:- Path 18 Feet	
East:- Path 20 Feet	
West:- Others	
<b>Encumbrances:- Not known</b>	



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### TERMS & CONDITIONS:-

1. The e-Auction is being held on "AS IS WHERE IS BASIS, AS IS WHAT IS BASIS and WHAT SO EVER IS AVAILABLE BASIS" with all the known and not known encumbrances. The details shown above are as per the record available with the bank, the auction bidder should satisfy himself about the actual measuring and position of the property. The actual measuring and position of the property may differ and the authorized officer will not be held responsible for that.
2. To the best of knowledge and information based on the records available with bank, there is no encumbrance on the property. However, the intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, title of property/ies & to inspect & satisfy themselves. Bank will not be responsible for any encumbrances and dues on the property which comes to knowledge of bank after the auction date. The successful bidder also liable pay GST & Tax Deducted at Source (TDS) as per prevailing provisions. Property may be inspected as above mentioned or any other pre-decided suitable date. For inspection and other details, please contact **Mr. Anil Kumar**, Mob. - 7727006408. Rajasthan Gramin Bank, Regional Office Jhunjhunu, Near Peeru Singh Circle, Jhunjhunu. [recovery.jimro@barodarajasthanrb.co.in](mailto:recovery.jimro@barodarajasthanrb.co.in)
3. The intending purchasers / bidders are required to deposit EMD amount through NEFT/ RTGS/Demand Draft latest by 07/07/2025 in the **Account No. 47780015181118** beneficiary name **Rajasthan Gramin Bank, Branch Khudania, Jhunjhunu (Raj.) IFSC Code: BARB0(Zero)BRGBXX** up to 4:00 PM.
4. The intended bidders who have deposited the EMD and require assistance in creating Login ID & Password, uploading data, submitting bid, training on e-bidding process etc., may contact M/s CI INDIA Pvt. Ltd., Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurugram, Haryana-122015, Help Line No. 0124-4302020, 43002021, 4302022, 4302023, 4302024, Mr. Bhavik R. Pandya, Mob. 08866682937, E-mail: [gujarat@ciindia.com](mailto:gujarat@ciindia.com), Support Mob. 7291981124/25/26, Help Line e-mail ID [support@bankauctions.com](mailto:support@bankauctions.com) and for any property related query may contact **Mob. 7727006402** (Authorized Officer), Rajasthan Gramin Bank, Regional Office Jhunjhunu (Raj.) E-mail- [recovery.jimro@barodarajasthanrb.co.in](mailto:recovery.jimro@barodarajasthanrb.co.in) during office hours and during the working days.
5. The bidders may participate in the e-auction by quoting/ bidding from their own offices places of their choice. Internet connectivity shall have to be ensured by each bidder himself. Bank/ Service Provider shall not be held responsible for the internet connectivity, network problems, system rash down, Power failure etc.
6. The Bank has designated Regional Office Jhunjhunu (Raj.) related as facilitation Centre to help the intending bidders in putting the bid on line.
7. The sale shall be held and confirmed as per the provisions of SARFAESI Act, 2002 and relevant security interest (Enforcement), Rules 2002
8. The bid price to be submitted shall be equivalent or above the reserve price and during the e-auction bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to



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the last higher bid of the bidders The property will not be sold below the reserve price set by the Authorized Officer. The bid quoted below the reserve price shall be rejected. The bidders shall increase their bids in multiples of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of 05 Minutes time will be given in case of receipt of bid in last five minutes. Five minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.

9. Intending Bidders are advised to properly read the Sale Notice, Terms& conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.

10. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider (<https://www.bankauctions.com>), details of which are available on the e-Auction portal.

11. The successful bidder shall have to deposit 25% [Twenty Five Percent] of the bid amount, less EMD amount deposited, the same day or not later than next working day and the remaining amount shall be paid within 15 days from the date of confirmation of sale. In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty conduct a fresh auction sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

12. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other amount paid by the successful bidder shall be forfeited by the authorized Officer of the Bank.

13. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.

14. On receipt of the entire sale consideration, the Authorized officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates, and outgoing, both existing and future relating to properties.

15. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The sale Certificate will be issued only in the name of the successful bidder.

16. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRA/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful-bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRA/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation. If the bidder fails to deposit the remaining amount than the bank will be entitled to forfeit the already deposited amount and the property will be re-sold by the bank. The Authorized Officer has the absolute right to adjourn/ postpone/ cancel the E-Auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for, no interest shall be given by the bank on any amount deposited by the bidder as earnest money/sale consideration.



# राजस्थान ग्रामीण बैंक

## Rajasthan Gramin Bank

(भारत सरकार, राजस्थान सरकार तथा भारतीय स्टेट बैंक का संयुक्त उपक्रम)

(Joint Venture of Govt. of India, Govt. of Rajasthan & State Bank of India)

17. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.
18. The intending bidders also should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc. over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues other than mentioned above (if any). No claim of whatsoever nature regarding the property put for sale charges/encumbrances over the property or on any other matter etc., will be entertained after submission of the online bid.
19. The Bank does not undertake any responsibility to procure any permission/license, NOC, etc. in respect of the property offered for sale or for any dues like outstanding water/service charges, transfer fees, electricity dues, dues to the Municipal Corporation/local authority/Co-operative Housing Society or any other dues, taxes, levies, fees, transfer fees if any in respect of and/or in relation to the sale of the said property. Successful Bidder has to comply with the provisions of Income Tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.
20. The Authorized Officer will be at liberty to amend/ modify/ delete any of the conditions as may be deemed necessary in the light of facts and circumstances of each case. The Bank/ Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale/modify any terms and conditions of the sale without any prior notice and assigning any reason. Bidders shall be deemed to have read and understood all the conditions of sale and are bound by the same. No counter-offer/conditional offer/conditions by the bidder and/or successful-bidder will be entertained. Words and expressions used herein above shall have the same meanings respectively assigned to them in SARFAESI Act, 2002, and the Rules framed there under.
21. The sale is subject to confirmation by the Bank.
22. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above more details if any prospective bidders may contact the authorized officer on Mobile No. 7727006408.

(FOR DETAILED TERMS AND CONDITIONS OF E-AUCTION PLEASE VISIT WEBSITE <https://www.bankeauctions.com>, <https://www.rajgb.in>)

Date : 20-06-2025

Place: Jhunjhunu (Raj.)



Authorized Officer  
Rajasthan Gramin Bank