

**THE TERMS AND CONDITIONS OF SALE TO BE UPLOADED ON THE WEBSITE
OF THE SECURED CREDITOR. KAILASH RANI & MAHAVEER.**

**Property will be sold on "AS IS WHERE IS". "AS IS WHAT IS". "WHATEVER
THERE IS" AND "WITHOUT RECOURSE" Basis.**

1	Name and address of the Borrower(s)	Mrs. Kailash Rani w/o Mr. Mahaveer (Borrower) Mr. Mahaveer s/o Mr. Prithvi Raj (Co-Borrower) 1. Ward No. 01, Village- Khyaliwala, 16 ML, Sriganganagar (Raj.) 335 002 Also at: - 2. M/s Om Shree Udhyog, Village- Khyaliwala (11 LNP), 16 ML, Sriganganagar (Raj.) 335 002
2	Name and address of Branch, the secured creditor	Rajasthan Gramin Bank Branch:- Khayaliwala, Distt.-Sriganganagar (Raj.) Rajasthan Gramin Bank Regional Business Office, Sriganganagar (Raj.) Email- rm_sriganganagar@rgb.bank.in
3	Description of the Immovable secured assets to be sold.	Residential property bearing Plot No. A-17 (Patta No. 13970), situated at Killa No. 17, Sq. No. 17, Chak 16 ML, Govindam Enclave, (11 LNP) Khyaliwala, Tehsil & Distt. - Sriganganagar (Raj.) measuring 25' x 46'6" = 1162.50 Sq.ft. in the name of Mrs. Kailash Rani w/o Mr. Mahaveer. Bounded by-East by:- Road, West by:- Water Course, North by:- Other's Land, South by:- Plot No. A-16
4	Details of the Encumbrances known to the secured creditor.	Not known
5	The secured debt for recovery of which the property is to be sold	Rs. 20,60,778.00 (Rupees Twenty Lac Sixty Thousand Seven Hundred Seventy-Eight Only) as on 17/03/2025 inclusive of interest up to 16/03/2025 + further applicable interest, cost, charges & other expenses etc.
6	Deposit of earnest money	EMD of Rs.96,800/- being the 10% of Reserve price to be remitted by RTGS / NEFT to the Bank account or Demand Draft draw in favour of RMGB account detail mentioned in col No. 7.
7	Reserve price of the immovable secured assets: Bank account in which EMD to be remitted. Last Date and Time within which EMD to be remitted:	Rs. 9,68,000/- (Rupees Nine Lac Sixty-Eight Thousand Only) A/c No. : 83084389614 IFSC : RMGB0000717 Account Name:- SARC JAIPUR Bank: Rajasthan Gramin Bank Date : 25/11/2025 EMD Amount Rs. 96,800/-



8	Time and manner of payment	The successful bidder shall deposit 25% of sale price, after adjusting the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, after the acceptance of the offer by the Authorized Officer, failing which the earnest money deposited by the bidder shall be forfeited. The Balance 75% of the sale price is payable on or before the 15th day of confirmation of sale of the secured asset or such extended period as may be agreed upon in writing between the Secured Creditor and the Auction purchaser not exceeding three months from the date of Auction. In case of failure to deposit the amount as mentioned 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. This amount (excluding EMD) is to be remitted to. A/c No. : 83084389614 IFSC : RMGB0000717 Account Name:- SARC JAIPUR Bank: Rajasthan Gramin Bank
9	Time and place of public Open Auction or time after which sale by any other mode shall be completed.	On 27/11/2025 From 12:30 PM to 02:30 PM. (with unlimited extensions of 10 min. each) On Line E-auction Platform https://www.bankeauctions.com
10	The e-Auction will be conducted through the Bank's approved service provider. e-Auction tender documents containing e- Auction bid form, declaration etc., are available in the website of	M/s C-1 India Pvt. Ltd. Office at 3rd Floor, Plot No. 68, Sector-44, Gurgaon-122003, Haryana, India on e-mail gujarat@c1india.com & support@bankeauctions.com
11	(i) Bid increment amount: (ii) Auto extension: _____ times. (limited / unlimited) Bid currency & unit of measurement	RS. 10000.00 10 Minutes Each Indian Rupees (INR)
12	Date and Time during which inspection of the immovable secured assets to be sold and intending bidders should satisfy themselves about the assets and their specification. Contact person with mobile	Date: <u>21/11/2025</u> Time: <u>10.00 AM to 05.00 PM</u> Name: Ajay Kumar Bharat Bhushan Mobile No. 7073454941 9461678378



13	Other conditions	(a) Bidders shall hold a valid email ID (e - mail ID is absolutely necessary for the intending bidder as all the relevant information and allotment of ID and Pass word by e-auction service provider may be conveyed through e-mail. (b) The intending bidder should submit the evidence of EMD deposit like UTR number along with Request letter for participation in the Auction, self-attested copies of (i) Proof of Identification(KYC) Viz ID card/Driving License/Passport etc., (ii) Current Address -proof of communication, (iii) PAN card of the bidder (iv) Valid e-mail ID (v) Contact number (mobile/Land line of the bidder etc., to the Authorized Officer of Rajasthan Gramin Bank, Regional Business Office, Sriganganagar (Raj.) Email id- rm_sriganganagar@rgb.bank.in by 25/11/2025, 16:00 hrs. Scanned copies of the original of these documents can also be submitted to e-mail Id of Authorized Officer. © Names of Eligible Bidders will be identified by the Rajasthan Gramin Bank, Regional Business Office, Sriganganagar (Raj.) to participate in online e-Auction on the portal https://www.bankeauctions.com (name of the portal) M/s C-1 India Pvt. Ltd. (name of the vendor) who will provide User ID and Password after due verification of PAN of the Eligible Bidders. (d) The successful bidder shall be required to submit the final prices, quoted during the Auction as per the annexure after the completion of the Auction, duly signed and stamped as token of acceptance without any new condition other than those already agreed to before start of Auction. (e) During Auction, if no bid is received within the specified time, Rajasthan Gramin Bank at its discretion may decide to revise opening price / scrap the Auction process / proceed with conventional mode of tendering. (f) The Bank / service provider for Auction shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the causes. (g) The bidders are required to submit acceptance of the terms & conditions and modalities of Auction adopted by the Bank/service provider, before participating in the Auction. (h) The bid once submitted by the bidder, cannot be cancelled/withdrawn and the bidder shall be bound to buy the property at the final bid price. The failure on the part of bidder to comply with any of the terms and conditions of Auction, mentioned herein will result in forfeiture of the amount paid by the defaulting bidder. (i) Decision of the Authorized Officer regarding declaration of successful bidder shall be final and binding on all the bidders.
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	(j) The Authorized Officer shall be at liberty to cancel the Auction process / tender at any time, before declaring the successful bidder, without assigning any reason. (k) The bid submitted without the EMD shall be summarily rejected. The property shall not be sold below the reserve price. (l) The conditional bids may be treated as invalid. Please note that after submission of the bid/s, no correspondence regarding any change in the bid shall be entertained. (m) The EMD of the unsuccessful bidder will be refunded to their respective A/c numbers shared with the Bank. The bidders will not be entitled to claim any interest, costs, expenses and any other charges (if any). (n) The Authorized Officer is not bound to accept the highest offer and the Authorized officer has absolute right to accept or reject any or all offer(s) or adjourn / postpone / cancel the Auction without assigning any reason thereof. The sale is subject to confirmation by the secured creditor. (o) In case of forfeiture of the amount deposited by the defaulting bidder, he shall neither have claim on the property nor on any part of the sum for which may it be subsequently sold. (p) The successful bidder shall bear all the necessary expenses like applicable stamp duties / additional stamp duty / transfer charges, Registration expenses, fees etc. for transfer of the property in his/her name. (q) The payment of all statutory / non- statutory dues, taxes, rates, assessments, charges, fees etc., owing to anybody shall be the sole responsibility of successful bidder only. (r) In case of any dispute arises as to the validity of the bid (s), amount of bid, EMD or as to the eligibility of the bidder, authority of the person representing the bidder, the interpretation and decision of the Authorized Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call off the sale and put the property to sale once again on any date and at such time as may be decided by the Bank. For any kind of dispute, bidders are required to contact the concerned authorized officer of the concerned bank branch only.
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	(s) The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder. No request for change of name in the sale certificate other than the person who submitted the bid / participated in the Open Auction will be entertained. (t) The property is being sold on "as is where is, as is what is and whatever there is and without recourse" basis and the intending bidders 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 encumbrances/ claims/rights/dues. 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. (u) 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. (v) The intending bidders should make their own independent inquiries regarding the encumbrance, demarcation, boundaries, title of property & to inspect & satisfy them. Bank will not be responsible for any encumbrances and dues on the property which comes to knowledge of bank after the auction date. (w) The sale is subject to conditions/Rules/Provisions prescribed in the SARFAESI Act 2002 and Security Interest (Enforcement) Rules, 2002 Rules framed there under and the conditions mentioned above. For more details, if any prospective bidders may contact the authorized officer on mob. No. 7073454941.
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Date: 03/11/2025
Place: Sriganganagar


AUTHORISED OFFICER,
RAJASTHAN GRAMIN BANK