

ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ
(ਭਾਰਤ ਸਰਕਾਰ ਦਾ ਉਪਕਰਮ)
ਸ਼ਾਖਾ -ਨਿਰਮਾਣ ਨਗਰ ਜਯਪੁਰ
ਜ਼ਿਲਾ ਜਯਪੁਰ-302019
ਫ਼ੋਨ : 0141-2392580
ਈ-ਮੇਲ : J0870@psb.bank.in

ੴ ਸ੍ਰੀ ਵਾਹਿਗੁਰੂ ਜੀ ਕੀ ਫਤਹਿ



PUNJAB & SIND BANK
(A Government Of India Undertaking)
Branch- NIRMAL Nagar Jaipur,
District Jaipur-302019,
Phone: 0141-2392580
E-mail: j0870@psb.bank.in

APPENDIX-IV-A

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 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/ symbolic possession of which has been taken by the Authorised Officer of the Bank/ Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on the date as mentioned in the table herein below, for recovery of its dues due to the Bank/ Secured Creditor from the respective borrower (s) and guarantor (s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties.

SCHEDULE OF THE SECURED ASSETS

Lot No.	Name of the Branch	Description of the Immovable Properties Mortgaged/ Owner's Name (mortgagers of property (ies))	A) Dt. Of Demand Notice u/s 13(2) of SARFESI ACT 2002	A) Reserve Price (Rs. in Lacs)	Date/ Time of E-Auction	Details of the encumbrances known to the secured creditors
	Name of the Account					
	Name & addresses of the Borrower/Guarantors Account		B) Outstanding Amount as on	B) EMD Amount Last Date/Time		
			C) Possession Date u/s 13(4) of SARFESI ACT 2002	C) Bid Increase Amount		
			D) Nature of Possession Symbolic/Physical /Constructive	D) Date/Time of Inspection		
1	BO- NIRMAL NAGAR, JAIPUR (1)Mr. Sandeep Tiwari S/o Sh. Dinesh Kumar Address(i):- 44, Lions Colony, Sitabari Tonk Road Sangner, Jaipur, Rajasthan-302011 Address(ii):- Flat No. 101, Ground Floor, Plot No. 137 (West Portion), Swarn Vihar, Near Muhana Mandi Road, Jaipur, Rajasthan-302029 Address(iii):- 175 Bus Stand Ke Pass, Ward No. 14, Deoli, Dist-Tonk, Rajasthan-304804 (Borrower), (2)Mr. Jagdeep Tiwari S/o Sh. Dinesh Kumar Address(i):- 44, Lions Colony, Sitabari Tonk Road Sangner, Jaipur, Rajasthan-302011 Address(ii):- Flat No. 101, Ground Floor, Plot No. 137 (West Portion), Swarn Vihar, Near Muhana Mandi Road, Jaipur, Rajasthan-302029 Address(iii):- 175 Bus Stand Ke Pass, Ward No. 14, Deoli, Dist-Tonk, Rajasthan-304804 (Borrower), (3)Mr. Abhishek Yadav S/o Mr. Baldev Yadav Address:- Ward No. 14, Bus Stand Area, Deoli, Tonk, Rajasthan-304804 (Guarantor).	Property situated at Flat No. 101, Ground Floor, Plot No. 137 (West Portion), Swarn Vihar, Near Muhana Mandi, Tehsil-Sangner, Jaipur, Rajasthan, Super Build-up Area 1150 Sq Feet. In the name of Mr. Sandeep Tiwari S/o Sh. Dinesh Kumar. Bounded as under:- North: Lift, Lobby South: Plot No. 148 East: Remanning Part Portion of Plot No. 137-A West: Plot No. 136	A) 01.11.2023 B) Rs. 2905120.22 as on 31.10.2023 + further interest and other expenses. C) 03.04.2024 D) Symbolic Possession	A) Rs.2410000/- B) Rs. 241000/- 30.07.2026 Up to 04.00 PM C) Rs 10,000/- D) 29.07.2026 11.00 AM to 04.00 PM	31.07.2026 From 12.00 PM to 03.00 PM	Not Known

For detailed terms and conditions of the sale, please refer to the link provided in Punjab & Sind Bank website i.e. <https://psballiance.com>, <https://baanknet.com> Also, prospective bidder may contact the authorized officer on Mobile No. 8427296557/ 9785597370.

Date:- 13.07.2026

Place:- Jaipur

ਕ੍ਰਿਤ ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ
For PUNJAB & SIND BANK

ਪ੍ਰਾਧਿਕ੍ਰਿਤ ਅਧਿਕਾਰੀ / Authorised Officer
Authorised Officer
Punjab & Sind Bank



पंजाब एण्ड सिंध बैंक
(भारत सरकार का उपक्रम)
शाखा-निर्माण नगर जयपुर
जिला जयपुर 302019
दूरभाष : 0141-2392580
ई-मेल: J0870@psb.bank.in

पंजाब एण्ड सिंध बैंक



PUNJAB & SIND BANK
(A Government of India Undertaking)
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परिशिष्ट-IV क
अचल सम्पत्ति के विक्रय हेतु ई-नीलामी विक्रय नोटिस

प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8(6) के परन्तुक के साथ पठित वित्तीय आस्ति का प्रतिभूतिकरण और पुनर्गठन तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 के अधीन अचल आस्ति के विक्रय हेतु ई-नीलामी विक्रय नोटिस।

आम लोगों को तथा विशेष रूप से ऋणी/जमानतदार को यह नोटिस दिया जाता है कि नीचे वर्णित अचल सम्पत्ति जो बैंक के पास गिरवी/प्रभारित है, का सांकेतिक कब्जा बैंक के प्राधिकृत अधिकारी द्वारा लिया गया है, उसे नीचे दी तालिका में बताई गई तारीख पर "जहाँ है, जैसी है और जो कुछ भी है" के आधार पर बेचा जायेगा। यह बिक्री ऋणी/जमानतदार से बैंक की बकाया राशि वसूली हेतु बेचा जायेगा। सम्पत्ति का विवरण, आरक्षित मूल्य, अग्रिम राशि (धरोहर राशि) एवं अन्य जानकारी सम्पत्ति के आगे निम्नलिखित है।

क. सं.	शाखा का नाम खाते का नाम ऋणी/जमानतदार का नाम व पता	बैंक अचल सम्पत्ति का विवरण/सम्पत्ति को बंधक रखने वाले का नाम	अ) सरफेसी एक्ट 2002 की धारा 13(2) के तहत मांग सूचना की दिनांक ब) बकाया राशि स) सरफेसी एक्ट 2002 की धारा 13(4) के तहत कब्जे की दिनांक द) कब्जे का प्रकार: सांकेतिक/भौतिक/रचनात्मक	अ) आरक्षित मूल्य ब) धरोहर राशि व धरोहर राशि जमा की अंतिम तिथि व समय स) बोली बुद्धि राशि द) सम्पत्ति के निरीक्षण की दिनांक व समय	ई-नीलामी दिनांक व समय	बैंक को ज्ञात भारों का विवरण
1.	शाखा- निर्माण नगर, जयपुर (1) श्री संदीप तिवारी पुत्र श्री दिनेश कुमार (ऋणी), पता- 44, लायंस कॉलोनी, सीताबाड़ी टोक रोड सांगानेर, जयपुर, राजस्थान-302011 पता- प्लेट नं. 101, भू तल, प्लॉट नं. 137, (पश्चिम भाग), स्वर्ण विहार, मुहाना मण्डी रोड के पास, जयपुर, राजस्थान-302029, पता-175, बस स्टेशन के पास, घाई नं. 14, देवली, जिला-टोक, राजस्थान-304804, (2) श्री जगदीप तिवारी पुत्र श्री दिनेश कुमार (ऋणी), पता- 44, लायंस कॉलोनी, सीताबाड़ी टोक रोड सांगानेर, जयपुर, राजस्थान-302011, पता- प्लेट नं. 101, भू तल, प्लॉट नं. 137, (पश्चिम भाग), स्वर्ण विहार, मुहाना मण्डी रोड के पास, जयपुर, राजस्थान-302029, पता-175, बस स्टेशन के पास, घाई नं. 14, देवली, जिला-टोक, राजस्थान-304804, (3) श्री अभिषेक यादव पुत्र श्री यलदेव यादव (जमानतदार), पता- घाई नं. 14, देवली, जिला-टोक, राजस्थान-304804,	प्लेट नं. 101, भू तल, प्लॉट नं. 137, (पश्चिम भाग), स्वर्ण विहार, मुहाना मण्डी रोड के पास, तहसील सांगानेर, जयपुर, राजस्थान में स्थित है जिसका सुपर बिल्डअप ऐरिया 1150 वर्ग फीट है जो श्री संदीप तिवारी पुत्र श्री दिनेश कुमार के नाम से है। चारों सीमाएं :- उत्तर - लिफ्ट व लोभी, दक्षिण - प्लॉट नं. 148, पूर्व- बचा हुआ भाग प्लॉट नं. 137-ए का, पश्चिम - प्लॉट नं. 136.	अ) 01.11.2023 ब) रु.29,05,120.22 दिनांक 31.10.2023 तक एवं इसके पश्चात् के ब्याज व खर्च अतिरिक्त स) 03.04.2024 द) सांकेतिक	अ) रु.24,10,000/- ब) रु.2,41,000/- य 30.07.2026 को सायं 16.00 बजे तक केवाईसी डोक्यूमेंट्स के साथ स) रु. 10,000/- प्रति बोली द) 29.07.2026 व प्रातः 11.00 से दोपहर 16.00 बजे तक	31.07.2026 दोपहर: 12.00 से दोपहर 15.00 बजे तक	ज्ञात नहीं है

विक्रय के निबंधन और शर्तों के ब्योरे के लिए कृपया नीचे दिए गए पंजाब एण्ड सिंध बैंक की वेबसाइट <https://psballiance.com>, <https://baanknet.com> पर दिए गए लिंक पर देखें। अथवा इच्छुक बोलीदाता प्राधिकृत अधिकारी से मोबाइल नंबर 8427296557 / 9785597370, पर संपर्क कर सकते हैं।

दिनांक:- 13.07.2026

स्थान :-जयपुर

कृते पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK

प्राधिकृत अधिकारी / Authorised Officer
प्राधिकृत अधिकारी
पंजाब एण्ड सिंध बैंक,

पंजाब एण्ड सिंध बैंक
(भारत सरकार का उपक्रम)
शाखा - निर्माण नगर जयपुर
जिला जयपुर-302019
दूरभाष : 0141-2392580
ई-मेल: J0870@psb.bank.in

१६ मी दण्डिगुडु लो वो ड्डरि



PUNJAB & SIND BANK
(A Government Of India Undertaking)
Branch- NIRMAL Nagar Jaipur,
District Jaipur-302019,
Phone: 0141-2392580
E-mail: j0870@psb.bank.in

Registered A.D.

Borrower/ Guarantors –

- (1) Mr. Sandeep Tiwari S/o Sh. Dinesh Kumar
Address(i):- 44, Lions Colony, Sitabari Tonk Road Sanganer,
Jaipur, Rajasthan-302011,
Address(ii):- Flat No. 101, Ground Floor, Plot No. 137 (West Portion),
Swarn Vihar, Near Muhana Mandi Road, Jaipur, Rajasthan-302029,
Address:(iii):- 175 Bus Stand Ke Pass, Ward No. 14, Deoli, Dist-Tonk, Rajasthan-304804
(Borrower),
- (2) Mr. Jagdeep Tiwari S/o Sh. Dinesh Kumar
Address(i):- 44, Lions Colony, Sitabari Tonk Road Sanganer,
Jaipur, Rajasthan-302011,
Address(ii):- Flat No. 101, Ground Floor, Plot No. 137 (West Portion), Swarn Vihar, Near Muhana
Mandi Road, Jaipur, Rajasthan-302029,
Address:(iii):- 175 Bus Stand Ke Pass, Ward No. 14, Deoli, Dist-Tonk, Rajasthan-304804
(Borrower),
- (3) Mr. Abhishek Yadav S/o Mr. Baldev Yadav
Address:- Ward No. 14, Bus Stand Area, Deoli, Tonk, Rajasthan-304804 (Guarantor),

Sub.: Fifteen Days' notice of the sale of immovable secured assets under rules 8 (6) and 9 (1) of the security Interest (Enforcement) Rules, 2002

Dear Sir(s),

This has reference to possession notice in respect of the immovable property (details of which are set out hereunder) served on you on **03/04/2024** and publication thereof in (1) **Times Day** and (2) **Prabhat Abhinandan** on **07.04.2024** for the purpose of realizing secured assets for recovery of outstanding dues of the bank in exercise of powers under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made there under. You having failed to make payment towards the discharge of your liabilities to the bank, it is proposed to sell the above immovable secured.

The Notice of **15 days** is given to you in respect of the proposed sale of secured property e-auction on **31.07.2026** 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.

Description of the immovable property (as per records available with the bank):-

Property situated at Flat No. 101, Ground Floor, Plot No. 137 (West Portion), Swarn Vihar, Near Muhana Mandi, Tehsil-Sanganer, Jaipur, Rajasthan, Super Build-up Area 1150 Sq Feet. In the name of Mr. Sandeep Tiwari S/o Sh. Dinesh Kumar.

Property Bounded as under:-

North: Lift Lobby

East: Remanning Part Portion of Plot No. 137-A

South: Plot No. 148

West: Plot No. 136

Date: 13.07.2026

Place: Jaipur

Enclosed : E-auction Notice.

कृते पंजाब एण्ड सिंध बैंक
For PUNJAB & SIND BANK

प्राधिकृत अधिकारी / Authorised Officer

Authorised Officer
(Punjab & Sind Bank)

बैंक
BANK

Officer

र,

with OKEN Scanner

ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ
(ਭਾਰਤ ਸਰਕਾਰ ਦਾ ਉਪਕਰਮ)
ਸ਼ਾਖਾ -ਨਿਰਮਾਣ ਨਗਰ ਜਯਪੁਰ
ਜ਼ਿਲਾ ਜਯਪੁਰ-302019
ਫੋਨ : 0141-2392580
ਈ-ਮੇਲ: J0870@psb.bank.in

ੴ ਸ੍ਰੀ ਗੁਰਗ੍ਰੰਥ ਸਾਹਿਬ ਜੀ ਕੀ ਫਤਹਿ



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TERMS AND CONDITIONS OF E-AUCTION SALE

1. The online E-auction shall be held through auction platform i.e. <https://ebkgray.in> on the date and time provided. The intending bidders/purchasers are required to register through <https://ebkgray.in> by using valid email ID and mobile number. The intending bidders/purchasers are further required to upload their KYC documents and Bank details. Registration and uploading formalities should be completed well in advance.
2. EMD Payment: The intending Bidders/Purchasers are requested to register on portal (<https://ebkgray.in>) using their email-id and mobile number. The process of e-KYC is to be done through Digi locker and after completion of KYC verification, the intending bidders/Purchasers may login and make the EMD payment. For EMD payment intending bidders/purchasers can be guided by the buyer manual provided therein on portal after login as buyer. Payment can be made through payment gateway and also by way of creating challans and by depositing the amount in the wallet. The payment must be ensured well in advance before the stipulated time. Interested bidder shall deposit pre-bid EMD with <https://ebkgray.in> Auction portal before the close of e-auction. The EMD shall not bear any interest, for refund of EMD of the unsuccessful bidders, bidder has to seek the refund online from e-auction service provider by logging in <https://ebkgray.in> and by following procedure for refund given in buyer manual. EMD amount of the unsuccessful bidder will be returned without interest.
3. While bidding the bidder has to select the property for which offer is submitted from the list mentioned in the above website and /or bidder can directly enter property ID. For queries contact number-8291220220 & email id – support.ebkgray@psballiance.com. For registration, Login and Bidding Rules, please refer Buyer Manual link provided in the home page of <https://ebkgray.in>.
4. Bidder's e-Wallet should have sufficient balance equivalent to or above the EMD amount at the time of bidding.
5. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quote and the increase in the bid amount must be of increment amount mentioned. Ten 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.
6. It is the responsibility of intending Bidders(s) to properly read the Sale Notice, Terms & Conditions of e-auction, Help Manual on operational part of e-Auction and follow them strictly.
7. After finalization of e-Auction by the Authorized Officer, successful bidder will be informed by our above referred service provider through SMS/email registered with the service provider.
8. The secured asset shall not be sold below the reserve price.
9. The success auction Purchaser/Bidder shall, have to deposit 25% (twenty five percent) of the bid amount (i.e. including EMD amount deposited earlier) immediately on finalization/concluding of Auction i.e. on the same day or not later than next working day. The balance amount of bid/purchase price payable shall be paid by successful auction Purchaser/Bidder to the Authorised officer on or before fifteenth day of confirmation of sale of the property or such extended period as may be agreed upon in writing between the purchaser and secured creditors, in any case not exceeding three months. In case of failure to deposit the amount as mentioned above within the stipulated time, the amount deposited by successful bidder shall be forfeited to the Bank and Authorised Officer shall have the liberty to conduct a fresh auction/sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.



पंजाब एण्ड सिंध बैंक
(भारत सरकार का उपक्रम)
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जिला जयपुर 302019
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ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ



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10. Default of payment: Default of payment of 25% of bid amount (including EMD) on the same day or the next working day as stated above and /or 75% of balance bid amount within stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorised officer and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
11. 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 is to be deposited by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate, shall be entertained. The sale certificate shall be issued only in the name of the successful bidder.
13. The Authorised Officer reserve the right to accept any or reject any/all bids, if not found acceptable or to postpone/cancel/adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.
14. The sale certificate shall not be issued pending operation at any stay/injunction/restraint order passed by the DRT/DRAT/High Court or any other court against issue of sale certificate. Further, no interest shall be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate, shall be kept in non-interest-bearing deposit account. No request for return of deposit either in part or full/cancellation of sale shall be entertained. In case of stay of further proceeding by DRT/DRAT/High Court or any other court, the auction may either be deferred or cancelled and persons participating in the same shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer/Bank.
15. The intending purchaser can inspect the property on date and time mentioned above or as communicated by the Bank at their expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact concerned branch of Punjab & Sind Bank during office hours.
16. The properties are being sold on "As is where is", "As is what is" and "Whatever there is" basis and the intending bidders should make their own discreet independent inquires & verify the concerned Registrar/SRO/Revenue Records/other Statutory authorities regarding the encumbrances and claims/right/dues/charges of any authority such as Sale tax, Excise/GST/Income Tax beside 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 submitted their bids. The e-auction advertisement does not constitute and shall not be deemed to constitute any commitment or any representation of the Bank. The Authorised 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 for charges/encumbrances, over the property or on any other matter etc, shall be entertained after submission of the online bid.
17. The bank does not undertake any responsibility to procure any permission/license, NOC etc. in respect of the property offered for sale. The Authorised Officers/Secured creditor shall not be responsible 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 id any in respect of and/or in relation to the sale of the said property. Successful Bidders has to comply with the provisions of Income tax regarding purchase of property & to pay the tax to the authorities as per applicable rates.



ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ
(ਭਾਰਤ ਸਰਕਾਰ ਕਾ ਉਪਕਰਮ)
ਸ਼ਾਖਾ -ਨਿਰਮਾਣ ਨਗਰ ਜਯਪੁਰ
ਜ਼ਿਲਾ ਜਯਪੁਰ-302019
ਦੂਰਭਾਸ਼ : 0141-2392580
ਈ-ਮੇਲ: J0870@psb.bank.in

ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ



PUNJAB & SIND BANK
(A Government Of India Undertaking)
Branch- NIRMAN Nagar Jaipur,
District Jaipur-302019,
Phone: 0141-2392580
E-mail: j0870@psb.bank.in

18. The bidder should ensure proper internet connectivity, Power back-up etc. The Bank shall not be liable for any disruption due to internet failure, power failure or technical glitches or reason/contingencies affecting the e-auctions.
19. If Property is in symbolic possession of Bank and bidder is purchasing the property in symbolic possession then same shall be at their own risk and responsibility.
20. 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 Authorised Officer shall be final. In such an eventuality, the Bank shall in its sole discretion be entitled to call of 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, bidder are required to contact the concerned Authorised Officer of the concern branch only.
21. The Sale is subject to confirmation by the Secured Creditor Bank.
22. The sale is subject to a condition/Rules/Provision prescribed in the SARFAESI Act and Security interest (Enforcement) Rules, 2002 framed there under and the terms & conditions mentioned above. For more details if any prospective bidders may contact the Authorised Officer on Tel No. 0141-2392580/Mobile No. 8427296557/ 9646742449/ 9214678440.

Date:- 13.07.2026
Place:- Jaipur

ਕ੍ਰਿਤੇ ਪੰਜਾਬ ਐਂਡ ਸਿੰਧ ਬੈਂਕ
For PUNJAB & SIND BANK

ਪ੍ਰਾਧਿਕ੍ਰਿਤ ਅਧਿਕਾਰੀ, Authorised Officer
Authorised Officer
Punjab & Sind Bank