



सेन्ट्रल बैंक ऑफ इंडिया
Central Bank of India

1911 से सेन्ट्रल आपके लिए CENTRAL TO YOU SINCE 1911

सेन्ट्रल बैंक ऑफ इंडिया, चित्तौड़गढ़ शाखा
न्यू क्लॉथ मार्केट, मोबाईल नं. 8696930810
ई-मेल: bmjodh3263@centralbank.co.in

परिशिष्ट-IV-A [नियम 8(9) का प्रावधान देखें]
अचल संपत्ति की बिक्री के लिए बिक्री सूचना

वित्तीय आस्तियों का प्रतिभूतिकरण एवं पुनर्गठन तथा प्रतिभूति हित का प्रवर्तन अधिनियम, 2002 के साथ पठित प्रतिभूति हित (प्रवर्तन) नियम, 2002 के नियम 8(6) के नियम के अंतर्गत अचल संपत्ति की बिक्री हेतु ई-नीलामी विक्रय सूचना।

आम जनता और विशेष रूप से ऋणियों और गारंटर्स को सूचित किया जाता है कि नीचे वर्णित अचल संपत्ति, जो प्रतिभूत लेनदार के पास गिरवी/बंधक है, जिसका भौतिक कब्जा सेन्ट्रल बैंक ऑफ इंडिया के प्राधिकृत अधिकारी, प्रतिभूत लेनदारों द्वारा लिया गया है, को निम्नलिखित ऋणियों से सेन्ट्रल बैंक ऑफ इंडिया को देय राशि की वसूली के लिए 'जहाँ है जैसी है', 'जो है जैसी है' और 'जो कुछ भी है' के आधार पर बेचा जाएगा। संबंधित संपत्ति के विवरण के सामने आरक्षित मूल्य और धरोहर राशि (ईएमडी) प्रदर्शित की गई है। बिक्री के विस्तृत नियमों और शर्तों के लिए कृपया दिए गए लिंक www.centralbank.bank.in या <https://baanknet.com> देखें।

अचल सम्पत्ति का विवरण

A	B	C	D	E	F	G	H
ऋणी/सह-ऋणी/ जमानतदार का नाम और पता	13(2) नोटिस के अनुसार बकाया राशि	अचल सम्पत्ति का विवरण	सम्पत्ति निरीक्षण की दिनांक एवं समय	ईएमडी और केवाईसी जमा करने की अंतिम तिथि और समय	ई-नीलामी की दिनांक एवं समय	कब्जे की दिनांक एवं समय	आरक्षित मूल्य (रु.) धरोहर जमा राशि (रु.) बोली वृद्धि राशि (रु.)
ऋणी- श्री मनोहर लाल काकानी पुत्र श्री कन्हैया लाल काकानी काकानी मोहल्ला, वीपीओ बस्सी, जिला चित्तौड़गढ़ 312022 सह-ऋणी- श्रीमती रानी काकानी पत्नी श्री मनोहर लाल काकानी काकानी मोहल्ला, वीपीओ बस्सी, जिला चित्तौड़गढ़ 312022	रु. 24,06,020.70 दिनांक 30.10.2023 को बकाया एवं इससे आगे का ब्याज व अन्य खर्चे।	श्री मनोहर लाल काकानी पुत्र श्री कन्हैया लाल काकानी के नाम आवासीय मकान जो पट्टा नं. 27, बुक नं. 164, गाँव बस्सी, चित्तौड़गढ़, राजस्थान 312022 पर स्थित है, जिसका क्षेत्रफल 975.37 वर्ग फीट है। सीमाएं- पूर्व: आम रास्ता, पश्चिम: कैलाश गगरानी का मकान, उत्तर: कन्हैया लाल सोनी का मकान, दक्षिण: कालीचरण/ रामेश्वर सोमानी का मकान	दिनांक 01.08.2026 समय प्रातः 11:00 बजे से सांय 04:00 बजे तक	दिनांक 05.08.2026 सांय 04:30 बजे तक	दिनांक 06.08.2026 समय प्रातः 11:00 बजे से सांय 04:00 बजे तक	भौतिक कब्जा दिनांक 03.07.2024	रु. 25,32,000 / - रु. 2,53,200 / - रु. 10,000 / -

ई-नीलामी तिथि: 06.08.2026, समय: प्रातः 11:00 बजे से सांय 04:00 बजे तक, 10 मिनट के स्वतः विस्तार सहित। ईएमडी और दस्तावेज (ऑनलाइन) जमा करने की अंतिम तिथि और समय: 05.08.2026 को सांय 04:30 बजे तक या इससे पहले। बोलीदाता को वेबसाइट <https://baanknet.com> पर पंजीकरण करना होगा और केवाईसी दस्तावेज अपलोड करना होगा तथा सेवा प्रदाता द्वारा केवाईसी दस्तावेजों के सत्यापन के बाद, ईएमडी को एनईएफटी/आरटीजीएस/ट्रांसफर के माध्यम से (<https://baanknet.com> से चालान जारी होने के बाद) ग्लोबल ईएमडी वॉलेट में जमा किया जाएगा। नीलामी बैंक के अनुमोदित सेवा प्रदाता <https://baanknet.com> के माध्यम से आयोजित की जाएगी। ई-नीलामी 'जहाँ है जैसा है', 'जो है जैसा है' और 'जो है सो है' के आधार पर आयोजित की जाएगी। विस्तृत नियमों और शर्तों के लिए कृपया प्रतिभूत लेनदार की वेबसाइट www.centralbank.bank.in या नीलामी प्लेटफॉर्म <https://baanknet.com> को देखें।

दिनांक: 17.07.2026
स्थान: चित्तौड़गढ़



प्राधिकृत अधिकारी
सेन्ट्रल बैंक ऑफ इंडिया





सेंट्रल बैंक ऑफ इंडिया
Central Bank of India
1911 से सेंट्रल आपके लिए. CENTRAL TO YOU SINCE 1911

Central Bank of India, Chittorgarh Branch
New Cloth Market, Mobile No.: 8696930810
E-Mail: bmjodh3263@centralbank.co.in

**APPENDIX- IV-A [SEE PROVISO TO RULE 8 (9)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY**

E-Auction Sale Notice for sale of Immovable Assets under the Securitization 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 **Physical Possession** of which have been taken by the Authorized Officer of Central Bank of India, Secured creditors, will be sold on "**As is where is**", "**As is what is**" and "**whatever there is**" basis for recovery of dues to the Central Bank of India from below mention Borrower(s). The Reserve Price and Earnest Money Deposit (EMD) is displayed against the details of respective property. For detailed terms and Conditions of the sale please refer to the link provided in: www.centralbank.bank.in or <https://baanknet.com>.

DISCRIPTION OF IMMOVABLE PROPERTY

A	B	C	D	E	F	G	H
Name & Address of Borrower(s)/ Co-Borrower/ Guarantor	Outstanding Amount As Per 13(2) Notice	Description of the Immovable Property	Date & Time for Property Inspection	Last Date & Time for Submission of EMD & KYC	Date & Time of E-Auction	Date & Time of Possession	Reserve Price (Rs.) Earnest Money Deposit (Rs.) Bid Increase Amount (Rs.)
Borrower- Shri Manohar Lal Kakani S/o Shri Kanhaiya Lal Kakani Kakani Mohalla, VPO Bassi, District Chittorgarh 312022	Rs. 24,06,020.70 as on 30.10.2023 + further int. and other expenses thereon	All that part and parcel of Residential House situated at Patta No. 27, Book No. 164, Village Bassi, Chittorgarh, Rajasthan 312022 Total Area 975.37 Sq. Feet in the name of Shri Manohar Lal Kakani S/o Shri Kanhaiya Lal Kakani Bounded by: East: Aam Rasta, West: House of Kailash Gagrani, North: House of Kanhaiya Lal Soni, South: House of Kalicharan/ Rameshwar Somani	Date 01.08.2026 Time 11:00 AM to 4:00 PM	Date 05.08.2026 up to 4:30 PM	Date 06.08.2026 Time 11:00 AM to 04:00 PM	Physical Possession Date 03.07.2024	Rs. 25,32,000/- Rs. 2,53,200/- Rs. 10,000/-
Co-Borrower- Smt. Rani Kakani W/o Shri Manohar Lal Kakani Kakani Mohalla, VPO Bassi, District Chittorgarh 312022							

E-Auction Date: 06.08.2026, Time: 11:00 AM to 4:00 PM with auto extension of 10 Minutes. Last Date & Time of Submission of EMD and Documents (Online) on or Before: **05.08.2026 Up to 4:30 P.M.** Bidder will register on website <https://baanknet.com> and upload KYC documents and after verification of KYC documents by the service provider, EMD to be Deposited in Global EMD wallet through NEFT/RTGS/transfer (after generation of Challan from <https://baanknet.com>). The Auction will be conducted through the Bank's approved service provider "<https://baanknet.com>". E-Auction will be held "**As is where is**", "**As is what is**" and "**whatever there is**" basis for detailed terms and conditions please refer to the link provided in www.centralbank.bank.in secured creditor or auction platform <https://baanknet.com>.

Date: 17.07.2026
Place: Chittorgarh



Authorised officer
Central Bank of India



Central Bank of India Branch Office: Chittorgarh

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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 Physical Possession of which have been taken by the Authorized Officer of Central Bank of India, Secured creditors, will be sold on "As is where is", "As is what is" and "whatever there is" basis on date 06.08.2026 for recovery of dues to the Central Bank of India from below mention Borrower(s). The Reserve Price and Earnest Money Deposit (EMD) is displayed against the details of respective properties. For detailed terms and Conditions of the sale please refer to the link provided in: www.centralbank.bank.in or <https://baanknet.com>.

DISCRIPTION OF IMMOVABLE PROPERTY

A	B	C	D	E	F	G	H
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Borrower- Shri Manohar Lal Kakani S/o Shri Kanhaiya Lal Kakani Kakani Mohalla, VPO Bassi, District Chittorgarh 312022 Co-Borrower- Smt. Rani Kakani W/o Shri Manohar Lal Kakani Kakani Mohalla, VPO Bassi, District Chittorgarh 312022	Rs. 24,06,020.70 as on 30.10.2023 + further int. and other expenses thereon	All that part and parcel of Residential House situated at Patta No. 27, Book No. 164, Village Bassi, Chittorgarh, Rajasthan 312022 Total Area 975.37 Sq. Feet in the name of Shri Manohar Lal Kakani S/o Shri Kanhaiya Lal Kakani Bounded by: East: Aam Rasta, West: House of Kailash Gagrani, North: House of Kanhaiya Lal Soni, South: House of Kalicharan/ Rameshwar Somani	Date 01.08.2026 Time 11:00 AM to 4:00 PM	Date 05.08.2026 up to 4:30 PM	Date 06.08.2026 Time 11:00 AM to 04:00 PM	Physical Possession Date 03.07.2024	Rs. 25,32,000/- Rs. 2,53,200/- Rs. 10,000/-

E-Auction Date: 06.08.2026, Time: 11:00 AM to 4:00 PM with auto extension of 10 Minutes. Last Date & Time of Submission of EMD and Documents (Online) on or Before: 05.08.2026 Up to 4:30 P.M. Bidder will register on website <https://baanknet.com> and upload KYC documents and after verification of KYC documents by the service provider, EMD to be Deposited In Global EMD wallet through NEFT/RTGS/transfer (after generation of Challan from <https://baanknet.com>). The Auction will be conducted through the Bank's approved service provider "<https://baanknet.com>".

E-auction will be held "As is where is", "As is what is" and "whatever is there is" basis. For detailed terms and conditions please refer to the link provided in www.centralbank.bank.in secured creditor or auction platform <https://baanknet.com>

TERMS & CONDITIONS: 1. The Sale will be done by the undersigned through e-auction platform provided at the Website <https://baanknet.com> on 06.08.2026 (11:00 AM to 04:00 PM). The intending Bidders/Purchasers are requested to register on portal <https://baanknet.com> using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider, the intending Bidders/Purchasers has to transfer the EMD amount using online mode in his Global

- EMD Wallet well in advance before the auction time. In case EMD amount is not available in Global EMD Wallet, system will not allow to bid. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidders may give offers either for one or for all the properties. Only after having sufficient EMD in his Wallet, the interested bidder will be able to bid on the date of e-auction. Bidder's Global Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding. In case of offers for more than one property bidders will have to deposit EMD for each property.
2. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online through i.e. NEFT/Transfer (After generation of Challan from <https://baanknet.com> in bidders Global EMD Wallet. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as Cheques will not be accepted. Bidders, not depositing the required EMD in his Wallet, will not be allowed to participate in the e-auction. The Earnest Money Deposited shall not bear any interest. The EMD of the unsuccessful bidders will be returned without interest.
3. 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 interest bidding over and above the last bid quoted and by minimum increase in the bid amount given in above table to 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 multiplies of the amount specified in the public sale notice/Terms and condition of Sale. Unlimited extension of **10 Minutes** time will be given in case of receipt of bid in last ten minutes. 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.
5. 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.
6. 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://baanknet.com>, details of which are available on the e-Auction portal.
7. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (On mobile no/ email address given by them/ registered with the service provider).
8. The successful bidder shall have to deposit 25% [Twenty Five Percent) of the bid amount, less EMD amount deposited through NEFT/RTGS in a/c **5970241162, IFSC-CBIN0285223**, 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.
9. 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 monies paid by the successful bidder shall be forfeited by the Authorized Officer of the Bank.
10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1 A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount.
11. 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.
12. 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.
13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/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/DRAT/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.
14. 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.
15. The intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Central Bank of India during office hours before **05.08.2026**.
16. The property is 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 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.

17. 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.

18. The sale is subject to confirmation by the Bank.

19. The sale is subject to conditions /Rules/Provisions prescribed in the SARFAESI Act 2002 and Rules framed there under and the conditions mentioned above. For more details if any prospective bidders may contact the authorized officer.

20. Any encumbrance on the property is not known to the bank

21. Your attention is drawn to the provisions of Section 13(8) of the SARFAESI Act, 2002 in respect of time available to you to redeem the secured assets.

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with up to dated interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 17.07.2026
Place: Chittorgarh




Authorized Officer

