



PROCLAMATION OF SALE

(O. XXI, r. 67 of CPC.)

(Title)

Civil Execution Case No. **04 of 2025**, decided by the Ld District Judge, Namchi District, Sikkim in which **Jhabur Mull Agarwal** is the Decree Holder and **Dhiraj Sharma** is the Judgment Debtor. Notice is hereby given that, under Rule 64 of Order XXI of the Code of Civil Procedure, 1908, an order has been passed by this Court for the sale of the attached immovable property mentioned in the annexed Schedule, in satisfaction of the claim of the decree-holder in the suit (1) mentioned in the margin, amounting with costs and interest up to date of sale to the sum of **Rs 23,55,270/- (Rupees Twenty Three Lakhs Fifty Five Thousand Two Hundred and Seventy)only.**

The public auction/Sale shall be conducted/put up for sale at **Jorethang Bazar, on 07th October, 2026 (Wednesday) Haat Day** the lots specified in the Schedule. The sale will be of the immovable property of the judgment-debtor above-named as mentioned in the Schedule below; and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the Schedule.

In the absence of any order of postponement, the sale will be held by **Nazir** of the District & Sessions Court, Namchi District at the place outside the premises of Judgment Debtor commencing at **11.00 am** onwards on the **7th** day of **October, 2026 (Wednesday/ Haat day)** at Jorethang Bazar. In the event, however, of the debt above specified and of the costs of the sale being tendered or paid before the knocking down of any lot, the sale will be stopped.

At the sale the public generally are invited to bid, either personally or by duly authorized agent. No bid by, or on behalf of, the Decree Holder above-mentioned, however, will be accepted, nor will any sale to them be valid without the express permission of the Court previously given conditions for sale one also:



Conditions of sale

1. The particulars specified in the Schedule below have been stated to the best of the information of the Court, but the Court will not be answerable for any error, mis-statement or omission in this proclamation.

2. The amount by which the biddings are to be increased shall be determined by the officer conducting the sale. In the event of any dispute arising as to the amount bid, or as to the bidder, the lot shall at once be again put up to auction.

3. The highest bidder shall be declared to be the purchaser of any lot, provided always that he is legally qualified to bid, and provided that it shall be in the discretion of the Court or officer holding the sale to decline acceptance of the highest bid when the price offered appears so clearly inadequate as to make it advisable to do so.

4. For reasons recorded, it shall be in the discretion of the officer conducting the sale to adjourn it subject always to the provisions of Rule 69 of Order XXI.

5. In case of the immovable property, the person declared to be the purchaser shall pay immediately after such declaration a deposit of 25 percent on the amount of his purchase-money to the officer conducting the sale, and in default of such deposit the property shall forthwith be put up again and re-sold.

6. The full amount of the purchase-money shall be paid by the purchaser before the Court closes on the fifteenth day after the sale of the property, exclusive of such day, or if the fifteenth day be a Sunday or other holiday, then on the first office day after the fifteenth day.

7. In default of payment of the balance of purchase-money within the period allowed, the property shall be re-sold after the issue of a fresh notification of sale. The deposit, after defraying the expenses of the sale, may, if the Court thinks fit, be forfeited to Government and the defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

GIVEN under my hand and the seal of the Court, this **21st** day **September** **2026**.



Schedule of Property

Nu mb er of lot	Description of property to be sold with the name of each owner where there are more judgment-debtors than one	The revenue assessed upon the estate or part of the estate, if the property to be sold is an interest in an estate or a part of an estate paying revenue to Government	Detail of any encumbrances to which the property is liable	Claims if any, which have been put forward to the property and any other known particulars bearing on its nature and value	¹ [The value of the property as stated by the decree-holder]	¹ [The value of the property as stated by the judgment debtor].
	RCC Building Plot No. 1, Masjid Area Jorethang.	Jorethang	-	-	Rs. 18,40,814.0/-	Rs. 23,55,270/-
01	Ground Floor.					
02	4th Floor					


(Sonam Palden Bhutia)
District Judge,
Namchi District, Sikkim
(In-charge)
 Sonam Palden Bhutia
 District Judge
 At Namchi