



[APPENDIX-IV-A]
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.

E Auction Date & Time: 04.04.2025 at 11:30 AM to 12:30 PM

Last Date of BID Submission: 03.04.2025 upto 05.00 PM

Property Inspection Date & Time: 02.04.2025 at 03:30 PM to 04:30 PM

Notice is hereby given to public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged to the secured creditor, the Possession of which has been taken by the Authorized Officer of Punjab & Sind Bank (secured creditor) on 19.09.2024 and will be sold on "As is where is", "As is what is" and "Whatever there is" basis for realization of bank dues. The same will be done through E auction platform provided at web portal (<https://baanknet.com>)

Name and Address of the Borrower & Guarantors	M/S Alpine Realtech Pvt Ltd Guarantors- 1. Mr Ram Singh 2. Mr. Dinesh Kumar Singhal 3. Mr Raveesh Vats 4. Mr Mayank Singhal 5. Mr Rakesh Gupta 6. Mrs Geeta Agarwal 7. Mr Rajiv Garg Corporate Guarantor 1. M/s. Ekdant Buildtech Pvt. Limited 2. M/s Rakesh Gupta & Realty Pvt. Ltd (Earlier M/s Rakesh Gupta and Company)				
Demand Notice date & amount	01.09.2016 & Rs 68.96 Cr + future interest and costs from 02.09.2016.				
Outstanding amount	Rs 278.34 Cr as on 31.01.2025+ future interest and costs from 01.02.2025			(Amt in Crs)	
Detail of Properties	Vacant land at Khasra No. 390, 391, 392 (Old Khata No. 204/New Khata No. 216) & 394 (Old Khata No. 205/New Khata No. 218) total 4 title deeds at Village Sikrod Road, Village Bhovapur Road to Raj Nagar Extn. Bypass road, Ghaziabad, Uttar Pradesh owned by Rakesh Gupta & Realty Pvt. Ltd having area 20052 Sq Yd.	QR Code for Property Location 	QR Code for service provider 	MRP	30.02
				EMD Amount	3.01
				Bid Increase Amt	0.01

Authorized Officer-Mr Simarjit Singh Khokhar, Chief Manager Mobile: +91-8860925237

EMD submission A/C Details-

A/C Name- NEFT Inward STP Parking

A/C No. 07445040070003

IFSC Code- PSIB0000744

Branch Name- Punjab & Sind Bank, SAMVerT, New Delhi-110023





TERMS & CONDITIONS

1. The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS" and "WHATEVER THERE IS BASIS.
2. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorized Officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues.
3. The auction purchaser shall bear all dues, taxes, revenue tax, Municipal Dues/Taxes, Electricity Dues (Past and Present) or any other dues of any local authorities etc. w.r.t. property in question.
4. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets/documentations and specifications before submitting the bid.
5. Compliance of all the rules/formalities in respect to transfer of title, Payment of all type of dues/stamp duty/charges/any amount payable to Registering or any other statutory authority, will be the sole responsibility and liability of Successful Bidder.
6. The property can be inspected, with Prior Appointment with Authorised Officer, SAMVerT on any working day during office hours. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets/ documentations and specifications before submitting the bid.
7. 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 Help Desk: Help Desk: +91 – 8291220220, Helpline e-mail ID- support.baanknet@psballiance.com and for any property related query may contact Authorized officer during the office hours on any working day.
8. Only buyers holding valid User ID/Password and confirmed payment of EMD through NEFT/RTGS shall be eligible for participating in the e-Auction process.
9. The interested bidders, who have submitted their EMD not below the 10% of Reserve Price through online mode before **3rd April 2025 up to 5:00 P.M.**, shall be eligible for participating in the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column "Bid Increase Amount" against each property. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (subject to maximum of unlimited extensions of 5 minutes each).The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorized Officer/Secured Creditor.
10. The prospective qualified bidders may avail online training one-Auction from Baanknet E Auction Portal Prior to the date of e-Auction. Neither the Authorized Officer/Bank nor Baanknet E Auction Portal, shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.





11. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc. And also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody prior and future.
12. The Authorized Officer is not bound to accept the highest offer and the Authorized Officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e-Auction without assigning any reason there of.
13. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Website (<https://baanknet.com>) of Baanknet E Auction Portal before submitting their bids and taking part in the e-Auction.
14. 25 % of sale price is to be paid immediately i.e. on the same day or not later than next working day including earnest money already deposited from the acceptance of bid price by the Authorized Officer, in case of default property shall be sold again.
15. Balance 75% of the sale price is to be paid on or before 15th day of the confirmation of sale of the immovable property. In default of payment with in the period mentioned above, all the deposits including EMD shall be forfeited and property shall be resold and defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
16. TDS to be deducted as per extent guidelines, on sales consideration value more than Rs 50 Lakhs.

THIS NOTICE IS ALSO BE TREATED AS 15 DAYS STATUTORY SALE NOTICE TO BORROWER & GUARANTORS UNDER RULE8 (6) SARFAESI SECURITY INTEREST (ENFORCEMENT) RULES-2002.

DETAILS OF SALE

Date and time of e-auction : Date: 04.04.2025 Time : 11:30 AM to 12:30 PM

E-Auction Service Providers: Baanknet E Auction Portal, Tel.+91-8291220220, Email-support.baanknet@psballiance.com

E-Auction web site for details: <https://baanknet.com/>

For detailed terms and conditions of the sale, please refer to the link provided in:-

1. <https://baanknet.com/>
2. <https://www.punjabandsindbank.co.in>

Place: New Delhi

Date: 17.03.2025

Authorized Officer
Punjab & Sind Bank

