



**STATE BANK OF INDIA,**  
**Stressed Assets Recovery Branch,**  
**40, SDA Commercial Complex,**  
**Zonal office Building, Kasumpti, Shimla. H.P. Pin**  
**Code-171009**  
**Email: [sbi.18185@sbi.co.in](mailto:sbi.18185@sbi.co.in)**

**M/s Hi Tech Constructions Through its Partners:**

- (1) Sh Charanjit Singh S/o Sh Piara Singh Vill Parag Po Solan Brewery Tehsil & Distt Solan 173214 Himachal Pradesh
- 2) Sh Jatinder Singh S/o Sh Piara Singh Vill Parag Po Solan Brewery Tehsil & Distt Solan 173214 Himachal Pradesh.
- 3) Sh Piara Singh S/ Sh Puran Singh through legal heirs:-
  - 1) Sh Charanjit Singh S/o Sh Piara Singh Vill Parag Po Solan Brewery Tehsil & Distt Solan 173214 Himachal Pradesh.
  - 2) Sh Jatinder Singh S/o Sh Piara Singh Vill Parag Po Solan Brewery Tehsil & Distt Solan 173214 Himachal Pradesh.
  - 3) Smt Jaspal Kaur W/o Sh Piara Singh Vill Parag Po Solan Brewery Tehsil & Distt Solan 173214 Himachal Pradesh

**Appendix – IV-A**

**[See Proviso to rule 8 (6)]**

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

Dear Sir/Madam,

**15 DAYS NOTICE OF SALE OF IMMOVABLE ASSETS UNDER RULE 8 OF THE SARFAESI ACT 2002 : M/S HI TECH CONSTRUCTIONS**

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 physical possession of which has been taken by the Authorised Officer of State Bank of India, the Secured Creditor, will be sold on "As is Where is", "As is What is" and "Whatever there is" basis on 27.03.2026, for recovery of **Rs. 3,90,75,369.69 (Rupees Three Crore ninety lakh seventy five thousand three hundred sixty nine and sixty nine paise) as on 22.12.2023** plus interest & expenses and other charges thereupon due to the secured creditors M/S Hi Tech Constructions.

The reserve price for land & Building will be Rs.4.45 crore and the earnest money deposit will be Rs.44.50 lakhs by Bidders in their own wallet registered with PSB Alliance on its e-Auction site <https://baanknet.com/> by means of NEFT/RTGS only.

**(Give short description of the immovable property with known encumbrances, if any)**

1. Land and Five Storey Structure at Village Salogra Tehsil & Distt Solan(HP) Comprising in Khata Khatauni No-22min/57 Khasna no.1628/1429/463 kite 1 measuring 420 sqm the name of Sh. Charanjit Singh and Sh.Jatinder Singh detail of ownership in structure is as under :-

- a) Land and basement Area : Sh.Charanjit Singh as per Title Deed No.330/99 dated : 07.05.1999
- b) Lower Ground Floor : area measuring 132.82 sqm in the name of Sh.Charanjit Singh as per Title deed No-330/99 dated:07.05.1999.
- c) Upper Ground : Total area measuring 229.12 sqm
  - i) Property owned by Sh.Jatinder Singh : Area measuring 170.37 sqm as per Title deed No-412/2008 dated:21.07.2008

ii) Sh.Charanjit Singh: Area measuring 58.75 sqm as per Title deed No-330/99 dated:07.05.1999.

d) First Floor :Total area measuring 229.12 sqm

- i) Sh.Jatinder Singh : Area measuring 58.85 sqm as per Title Deed No-412/2008 dated: 21.07.2008 **(Note:Area reduce due to a portion of 1<sup>st</sup> floor measuring 111.52 sqm sold by Sh Jatinder Singh S/o Sh Piara Singh)**
- ii) Sh.Charanjit Singh : Area measuring 58.75 sqm as per Title deed No-330/99 dated:07.05.1999.

e) Second Floor with mumty :Total area measuring 125.43 sqm in the name of Sh.Charanjit Singh as per Title deed No-330/99 dated:07.05.1999

f) Attic : Sh.Charanjit Singh

2). Land comprised in Khewat /Khatauni No-22/min 55 Khasra No-1629/1429/463 Kite 1 measuring 564 sqm. situated in Mauja /Mohal Salogra Solan Tehsil & Distt Solan(HP) 173214.

**The hereinabove properties are also cross collateralized in the House Loan of Rs. 55.00 lacs and Home Top Up Loan of Rs. 50. Lacs sanctioned to Sh Charanjit Singh S/o Sh Piara Singh, Sh. Jatinderr Singh S/o Sh Piara Singh, Sh Piara singh S/o Sh.Puran Singh and Smt. Jaspal Kaur W/o Sh Piara Singh and Smt. Malkeet Kaur W/o Sh Charanjit Singh.**

Any charges, if any, including electricity, water, municipality tax etc are to be borne by successful bidder.

For detailed terms and conditions of the sale, please refer to the link provided in State Bank of India, the Secured Creditor's website [www.sbi.co.in](http://www.sbi.co.in) \*

<https://baanknet.com/> specific link created for the particular e-Auction

Date : 09.03.2026

Place: Shimla

AUTHORISED OFFICER