

**Bank of India***Relationship beyond banking***BANK OF INDIA****NEW DELHI ASSEST RECOVERY BRANCH****3rd Floor, Star House, Behind PVR Plaza,****Connaught Circus, New Delhi- 110001****Phone : 01123755605 E-mail : AssetRecovery.NewDelhi@bankofindia.bank.in****E-AUCTION SALE NOTICE**
E-Auction of Properties
25.03.2026

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 Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Bank of India (Secured Creditor), the possession of which have been taken by the Authorised Officer of the Bank of India, will be sold on "As is where is", "As is what is" and "Whatever there is" on **25.03.2026 from 11.00 A.M. to 5.00 P.M.** through E-Auction 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.

Sr. No.	Borrower(s) /Guarantor(s)/ Mortgagor(s) Name	Description of the immovable Properties	Total Dues	a. Reserve Price b. EMD C. Incremental Bid	Authorised Officer with Contact No.
1.	Owner of the Property : M/s Real Time Systems Ltd Borrower : M/s Real Time Systems Ltd. Directors : 1. Mr. Sanjay Modi (CMD) 2. Mr. Hemant Chaddha (MD) 3. Mrs. Nina Modi (Director) 4. Mr. Prithpal Singh (Director) Guarantor : 1. Mr. Sanjay Modi 2. Mr. Hemant K Chaddha 3. M/s Distinctive Devices India Pvt Ltd	Pari Passu charge on Industrial property situated at A 194-C, Phase -I, ELdeco, SIDCUL Industrial Park, Khasra No.141,145, Sitarganj, Distt.-Udhham Singh Nagar, Uttarakhand admeasuring 3994 80 Sq. Metres owned by Real Time Systems Ltd. Original EQM at Technology Development Board (TDB) along with Movable assets including Plant & Machinery kept at Plot No. A 194-C, Phase- I, ELdeco Industrial Park, Sitarganj, District Udhham Singh Nagar, Uttrakhand PROPERTY ID: BKID6102REALTIMESYSTEM (This property is under physical possession)	Rs 826.93 Lakhs plus UCI and other Charges For Technology Development Board -Rs. 4.94 Crores + UCI and other charges	a) (I) Land & Building : Rs. 3,69,00,000/- (ii) P & M : Rs. 11,25,000/- plus GST Total (a) Rs. 3,80,25,000/- plus GST (on P & M) b) Rs 38,02,500/- c) Rs. 1,00,000/-	Mr. Vaibhav Gupta Chief Manager +91 9891505506

Note: Property shall be sold under one Property ID as mentioned above along with Plant & Machinery. Hence, bid needs to be made jointly of the cumulative reserve price amount. Bank shall issue two sale certificates i.e. one for Land & Building and another one for Plant & Machinery along with GST invoice (GST@18%) in favour of successful bidder.

TERMS AND CONDITIONS

- 1) Auction sale / bidding would be only through "Online Electronic Bidding" process through the website <https://baanknet.com>.
- 2) The intending bidders should register at portal <https://baanknet.com> and upload KYC documents and after verification of KYC documents by the service provider, EMD to be deposited in BAANKNET EMD wallet through NEFT/RTGS/Transfer/Generation of challan form (<https://baanknet.com>).
- 3) Date and time of Auction: 25.03.2026 from 11:00 AM to 05:00 PM with unlimited Auto-Extensions of 05 Minutes Each.
- 4) Property can be inspected on 19.03.2026 to 21.03.2026 with prior Appointment from respective Authorised Officer.
- 5) E-Auction would commence on the Reserve Price plus first incremental value as mentioned above. Bidders shall improve their offers in multiples mentioned in the above table for all the properties simultaneously.
- 6) The intending bidders should deposit EMD i.e. 10% of Reserve Price online in the BAANKNET EMD Wallet along with the required documents / details well before 25.03.2026 on the <https://baanknet.com> for smooth participation in e-auction.
- 7) The highest / successful bidder shall deposit 25% of the amount of /purchase money (including EMD already paid i.e. 10% of bid amount) immediately but not later than the next working day (during banking hours) of confirmation of the sale by the Authorized Officer after acceptance of bid by the Authorized Officer in respect of the sale, failing which the EMD shall be forfeited.
- 8) The balance 75% of the bid/purchase money shall be payable on or before 15th day (during banking hours) of confirmation of the sale by the Authorized Officer or such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of failure to deposit this balance amount within the prescribed period, the amount deposited shall be forfeited and the Authorized Officer / Bank will be at liberty to cancel the auction and conduct fresh auction.
- 9) On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate and the sale shall be considered complete thereafter and that the Bank shall entertain no claims.
- 10) For detailed terms and conditions of the sale, please refer to the link - <https://www.bankofindia.co.in/DynamicTender?Type=3>
- 11) Needless to state that property listed for E-auction is being sold on "As is where is", "As is what is" and "Whatever there is" there by all the dues related to the property will be borne by the auction purchaser, (if any)
- 12) This publication is also 15 days' notice to the above borrowers/guarantors/mortgagors to the advance.
- 13) In case of discrepancy between English version and any other vernacular version of this notice, the English version shall prevail.

Date : 03-03-2026

Place : New Delhi

Authorised Officer, Bank of India