Punjab & Sind Bank
(A Govt. of India Undertaking)

Zonal Office
Patna- 800 001

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SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Statutory Sale Notice for sale of Immovable Assets under Rule 8(6) read with Rule 9 of Security Interest (Enforcement) Rules 2002 of SARFAESI Act and Public Notice for E-Auction for Sale of Immovable property 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 constructive/ physical/ symbolic possession of which has been taken by the Authorized Officer of the Punjab & Sind Bank, Secured Creditor, will be sold on **"As is Where is", "As is what is", "Whatever there is" & "Without any recourse basis"** on the date as mentioned in the table herein below, for recovery of its dues to the Bank, Secured creditor from the respective borrower(s) and guarantor(s). The reserve price and the earnest money deposit will be as mentioned in the table below against the respective properties/Assets.

1. The sale will be done by the undersigned through e-auction platform provided at the website: **https://baanknet.com**
2. EMD & KYC will be done through portal **https://baanknet.com**

Sl. No.	Name of the Borrower/Guarantor & Description of the mortgaged property along with status of Possession (Symbolic/Physical)	Demand Notice Date Outstanding Amount (Rs.) +future interest & other expenses thereon.	Reserve Price (Rs.) EMD amount and date Bid Increment amt.	Property Inspection Date & Time	Date/Time of E-Auction	QR code for e-auction website	QR code for location of the property	QR code for images of the property
1	**Borrower(s):** 1. M/s R.V. Construction (Proprietor Shri Ranjeet Ranjan Singh), Near Sambodhi School, Jaiprakash Nagar Digha Ashiyana Road, Digha, Patna- 800025. **Co-Borrower/ Mortgagor :** Sh.Ranjeet Ranjan Singh C/O Paras Nath Singh, Tanuja Vivah Bhawan, Shiv Mandir, Prabhunath Nagar, Chapra Saran - 841301 **(b)** 402-B, Surya Digha Compound, Ashiana Digha Road, Digha, Patna - 800011. **Guarantor(s):** Smt. Shudha Sharma W/o Ranjeet Ranjan Singh, 402-B Surya Digha Compound, Ashiana Digha Road, Digha, Patna - 800011. **Description of property: 1.** All the part and parcel of the property consisting of land and building bearing title deed No 471 dated 21.02.2011 Thana No 348 Tauzi no 1689, Khata No.615 Survey plot No.- 1929 situated at Mauza Saghar Sultanpur Thana Bhagwanpur Hat, Distt. Siwan measuring 11.534 decimal. **2.** All the part and parcel of the property consisting of land and building mortgaged vide POA no-171 dated 23.03.2011, Thana No 348 Tauzi No 6127 Khata No 589, Survey plot No 1927 Mauza Saghar Sultanpur Thana Bhagwanpur Hat, Distt. Siwan measuring 28.651 decimal. Measuring Area – (I) 11.534 decimal (II) 28.651 decimal **Bounded:- As per Deed No- 471 :-** North : Basist Mishra & others, South: Ekwali Mishra, East: Nathuni Mahto & others, West: Rajnish Ranjan Singh and Manish Kumar Singh. **As per Deed No- 171 :-** North : Satydeo Mishra and others, South : Harendra Mishra and others, East : Jamadar Mishra and Sudarshan Yadav, West : Pakki Road. **(SYMBOLIC POSSESSION: 23-05-2025)**	Demand Notice Date: 27-02-2025 **Rs. 1,47,48,924.33** further interest and cost thereon from 01-02-2025 Balance o/s Rs. **1,47,48,924/- plus** litigation expenses as on 31.01.2026 & further interest and cost thereon from 01.02.2025	Rs. 195.16 Lakhs **EMD:** Rs. 1.95 Lakhs EMD submission - On or before 27.04.2024 – 5.00 PM Rs. 10,000/-	24.04.2026 12.00 PM to 2.00 PM	28.04.2026 12.00 PM to 2.00 PM			

Name & contact of Authorized Officer: Mr. Avnish Narayan Singh, Mob: 9041620625,
EMD DEPOSIT ACCOUNT: A/C NAME-PUNJAB & SIND BANK, A/C NO-01745040070003, IFSC-PSIB0000174

TERMS & CONDITIONS:

1. The e-auction is being held on, **"AS IS WHERE IS" AND "AS IS WHAT IS" AND "WHATEVER THERE IS" and "WITHOUT ANY RECOURSE BASIS".** In case the property/ies is sold after taking Symbolic Possession of the properties, successful bidder/s shall have to get Physical possession of the property/ies at his or her own cost, risk and responsibility. Though bank will facilitate in taking possession by obtaining order from competent authorities.
2. To the best of knowledge and information of the Authorised Officer, there is no encumbrance known to the Authorized officer that is persisting. However, the intending bidders should make their own independent inquiries and due diligences regarding the encumbrances, title of property/ies and claim/rights/dues affecting the property & to inspect & satisfy themselves from the respective department/offices, before submitting the 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/ies is being sold with all existing and future encumbrances whether known or unknown to the bank. The Authorised officer/Secured creditor shall not be responsible in any way for any third party claims/rights/dues.
3. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid.
4. The interested bidders shall submit the EMD through web portal **https://baanknet.com** (the user id and password can be obtained free of cost by registering name with **https://baanknet.com) through login id and password.** After registration by the bidder in the web portal, the intending bidder/purchaser is required to get the copies of following documents uploaded in the web portal before the last date of submission of bid, viz (i) copy of PAN card (ii) Proof of identification (KYC) viz self-attested copy of voter id/driving license/passport etc.
5. The interested bidder who require assistance in creating user id and password, uploading data, submitting bid, training on e-bidding process etc. shall contact **M/s PSB Alliance Pvt. Ltd. having its registered office at Unit No.1, third floor, VIOS Commercial Tower, Near Wadala Truck Terminal, Wadala east, Mumbai 400037, (Helpdesk No. +918291220220. E-Mail Id- support.BAANKNET@psballiance.com.**
6. The interested bidders, who have submitted their EMD not below 10% of Reserve Price through online mode before time and date mentioned above, shall be eligible for participation in e-bidding process. The auction of the above property/ies would be conducted exactly on the scheduled date and scheduled time as mentioned above by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned in the column "Bid increase amount" against each property. In case the 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 extension of 5 minutes each). The bidder who submits the highest bid amount (not below 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 Authorised officer/Secured creditor.
7. Neither the authorized officer/Bank 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.
8. The purchasers shall bear the stamp duties/additional stamp duties/transfer charges, fees etc. and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. Owed to anybody prior and future. Successful bidders shall have to comply with the provision of Income Tax regarding purchase of property and pay the tax to authorities as per applicable rates.
9. The Authorised officer is not bound to accept the highest offer and the Authorised 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 thereof.
10. 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 Authorised officer. In case of default, property shall be sold again.
11. Balance 75% of the sale price is to be paid on or before 15th day of the confirmation of sale of immovable property. In default of payment within the period mentioned above, the deposit shall be forfeited and property shall be resold and defaulting purchaser shall forfeit all claim to the property or to any part of the sum for which it may be subsequently sold.

THIS NOTICE IS ALSO TO BE TREATED AS 30 DAYS STATUTORY SALE NOTICE TO BORROWER AND GUARANTORS (L/Rs) UNDER RULE 8(6) SECURITY INTEREST (ENFORCEMENT) RULES, 2002.

Date : 23.03.2026
Place : Patna

Authorised Officer
Punjab and Sind Bank

Patna