

PART-I: E-AUCTION SALE NOTICE

ALCHEMIST ASSET RECONSTRUCTION COMPANY LIMITED

(CIN No. U74999DL2002PLC117052)

A-270 (FF & SF), Defence Colony, New Delhi-110 024, Tel.: 91-11-46562580 - 83

Fax: 91-11-46562584, Email: admin@alchemistarc.com, Web: www.alchemistarc.com

E-AUCTION SALE NOTICE

(Please see rule 8(6) & Rule 9 Security Interest (Enforcement) Rules, 2002 & Appendix IV A)

E-Auction Sale Notice for Sale of Secured Asset under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as "**the SARFAESI Act, 2002**") read with **Rule 8(6)** & the Proviso to **Rule 9** of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to Borrower, Co-Borrower, Mortgagor and Guarantor that the below described Secured Asset, Mortgaged/Charged to the Secured Creditor, the Symbolic Possession of which has been taken on **05-10-2024**, by the Authorized Officer of Alchemist Asset Reconstruction Company Limited, acting in its capacity of Trustee of **Alchemist XXXIX Trust**" (hereinafter referred to as the "Secured Creditor") has become the Secured Creditor, will be sold on "**As is where is**", "**As is what is**", "**Whatever there is**", And "**Without Recourse Basis**" by the "Authorised Officer of the Secured Creditor" ("AO") by way of "**Online E-Auction through website <https://www.bankeauctions.com>**" on **10-07-2025 from 11:30 AM to 12:30 PM** with unlimited auto extension of five (5) minutes each if enhanced bid is made before close of e-Auction, for recovery of dues aggregating to **Rs. 48,41,36,376/- (Rupees Forty-Eight Crores Forty-One Lacs Thirty-Six Thousand Three Hundred and Seventy-Six Only)** due to Alchemist Asset Reconstruction Company Limited, acting in its capacity of trustee of Alchemist XXXIX Trust (Secured Creditor) from the Borrower, Co-Borrower & Mortgagor namely Mosaic Hospitalities Private Limited, Shipra Hotels Limited, Shipra Estate Limited (**Under CIRP**), and Guarantors namely Shri. Mohit Singh (**Under PIRP**), Smt. Bindu Singh and Smt. Juhi Mohit Singh, as on **20-05-2025** together with further interest and charges due thereon to the AARC. The details of Reserve Price, Earnest Money Deposit (EMD) and the Secured Asset are mentioned below.

Detail of Borrower, Co-borrower, Mortgagor & Guarantors	Description of Secured Asset owned by Shipra Hotels Limited	Reserve Price (RP)
		Earnest Money Deposit (EMD)
1. Mosaic Hospitalities Private Limited (Borrower), Flat No-502, 502-A, 5th Floor 23 Barakhamba Road, Narain Manzil New Delhi 110001 Corporate Office Address: Plot No.9, Shipra Mall Vaibhav Khand, Indirapuram, Ghaziabad 201014 Email: amitwalia@shipraworld.com 2.Shipra Hotels Limited (Co-borrower & Mortgagor), Reg. Office at Shipra Hotels Ltd., Picture Palace, The Mall Road, Kulri Mussoorie Dehradun Uttarakhand- 248179 3. Shipra Estate Limited (Guarantor & Mortgagor), Through its Resolution Professional Regd. Office at Flat No-502, 502-A, 5th Floor 23 Barakhamba Road, Narain Manzil New Delhi (company under CIRP, this is only intimation to the Resolution Professional as per the compliance under SARFAESI Act, 2002) 4.Shri. Mohit Singh s/o Shri Harpal Singh Through its Resolution Professional (Director and Guarantor as well as Pledger), R/o KH-04, Kavi Nagar,	All that pieces and parcels of freehold land, known as " Mosaic Hotel " land admeasuring 2580 Sq. Meters located at Kulri, Near Picture Palace End, The Mall Road, Mussoorie, within the Jurisdiction of Sub Registrar of Assurances Mussoorie, Registration District Dehradun in the State of Uttarakhand together with all buildings, structures, erections, etc. constructed and/or to be constructed thereon, both present and future and the Plant and Machinery attached to the earth or permanently fastened to anything attached to the earth, fixtures and fittings erected/installed or to be erected/installed thereon and every part thereof owned by Shipra Hotels Limited (Co-Borrower & Mortgagor).	Rs. 3722.00 Lacs
		Rs. 186.10 Lacs



Ghaziabad- 201002 (**Mohit Singh is under PIRP, this is only intimation to the Resolution Professional as per the compliance under SARFAESI Act, 2002**)
5. Smt. Bindu Singh, w/o Shri Harpal Singh,
(Guarantor as well as Pledger)
R/o KH-04, Kavi Nagar,
Ghaziabad- 201002
6. Smt. Juhi Mohit Singh W/o Shri Mohit Singh,
(Guarantor as well as Pledger)
R/o KH-04, Kavi Nagar,
Ghaziabad- 201002

1. The attention of all interested parties including Borrower, Co-Borrower, Mortgagor & Guarantor(s) is invited to the provisions of sub-section (8) of Section 13 of SARFAESI Act, 2002 regarding time available to redeem the Secured Asset. The Borrower, Co-Borrower, Mortgagor & Guarantor(s) are specifically intimated hereby to treat this notice as 30 days Sale Notice (in terms of Rule 6(2), 8(6) r/w the Proviso to Rule 9(1) of the Security Interest (Enforcement) Rules, 2002) and are hereby given a last and final opportunity to **exercise their right of redemption** and discharge the liability in full on or before **10-07-2025**, failing which the Secured Asset will be sold on **10-07-2025** as per Terms & Conditions mentioned in this E-Auction Sale Notice and in the Bid Document published in the **link** provided below. For Encumbrances on the Secured Asset sold hereby, bidders are advised to see the Bid Document. The sale is strictly subject to the Terms & Conditions incorporated in this E-Auction Sale Notice and the Bid Document (published in the **Link** mentioned below) containing details of the Secured Asset and Terms & Conditions of sale which form part of this E-Auction Sale Notice.

2. The asset under sale belongs to Shipra Hotels Limited who is the Co-Borrower & Mortgagor. It is clarified that none of the assets of Shipra Estates Limited (under CIRP) and Shri Mohit Singh, S/o Shri Harpal Singh (under PIRP) or Mosaic Hospitalities Pvt. Ltd, are being put up for sale. They have been impleaded in the said notice as proforma parties solely in their capacity as Borrower, Guarantors and Mortgagors in relation to the loan facilities availed by Mosaic Hospitalities Pvt. Ltd. and Shipra Hotels Ltd.

3. A person is not entitled to submit its bid if such person, or any other person acting jointly or in concert with such person is ineligible as per the provisions of section 29A of Insolvency Bankruptcy Code, 2016 and each bidder shall be required to submit a Notarised Undertaking along with their KYC documents, declaring and confirming that bidder is a not connected party of Borrower/Promoters/Guarantor(s)/Mortgagor (as per draft given in Bid Document).

4. As per Section 194-IA of the Income Tax Act, 1961, TDS shall be applicable on the sale proceeds if the sale consideration is Rs.50,00,000.00/- (Rupees Fifty Lacs only) or above. The successful bidder/purchaser shall deduct the applicable TDS @ 1% of the sale price and deposit it in favour of Shipra Hotels Limited (Co-Borrower), having PAN No – AAGCS8808K, with Income Tax Department. Furthermore, only 99% of the sale price is to be remitted to the Secured Creditor.

5. This E-Auction Sale Notice is without prejudice to any other rights available to the Secured Creditor under the SARFAESI Act, 2002, the Insolvency and Bankruptcy Code, 2016, the Recovery of Debts and Bankruptcy Act, 1993 and/or any other law.

6. Interested Bidder(s) shall be required to obtain Bid Document from the Authorised Officer upon payment of Rs. 1000/- between **03-06-2025 to 04-07-2025** during working hours.

7. Interested Bidder(s) shall submit the duly executed Bid Document on or before **07-07-2025 till 3:30 PM** along with Earnest Money Deposit (EMD) by way of RTGS/ DD / Pay Order drawn in favour of 'ALCHEMIST XXXIX TRUST' payable at New Delhi & addressed to "Authorised Officer, Alchemist Asset Reconstruction Company Limited, A-270, First & Second Floor, Defence Colony, New Delhi-110024" or through RTGS/NEFT, in **Bank Account No. 048111100005288**, beneficiary "Alchemist XXXIX Trust", IFSC Code No. UBIN0804819, Union Bank of India, R.K. Puram Branch at New Delhi, receipt of which shall be enclosed with duly filled Bid Document including the Auction Bid Form.

8. During the E-auction, the Eligible Bidders may enhance their bid each time by **Rs. 5,00,000/- (Rupees Five Lacs Only)** or multiples of the same.

9. For detailed Terms & Conditions of the sale, please visit the **Link {Link: www.alchemistarc.com and click on LIVE AUCTIONS tab under Asset tab}**. For any further clarification/information, interested parties may contact the AO at telephone numbers – 011 – 46562580-81-82-83 or email at yoginder@alchemistarc.com.

Place: Delhi

Date: 03-06-2025


Sd/-
(Authorised Officer)