

 Indian Bank इलाहाबाद ALLAHABAD	Stressed Asset Management Branch Allahabad Bank Building, 1 st Floor, 17, Parliament Street New Delhi-110001
ई-मेल/Email: armbdelhi@indiabank.co.in	दूरभाष/ Phone : 011-2345808

ANNEXURE X

APPENDIX- IV-A" [See proviso to rule 8 (6) and 9]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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) and 9 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 (Symbolic)** possession of which has been taken by the Authorised Officer of Indian Bank, SAM Delhi Branch, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on **14.05.2026**, for recovery of **Rs.8,79,58,941.54 (Rupees Eight Crore Seventy-Nine Lakhs Fifty Eight Thousand Nine Hundred Forty One and Fifty Four Paise Only)** as on 26.05.2025, due to the Indian Bank, Stressed Asset Management Branch, New Delhi, Secured Creditor, from

Borrower:

1. **M/s. Alpha Pacific Engineers Private Limited**, 111 & 112, 1st Floor, Tower – C, I-Thum Tower, A-40, Sector – 62, Noida (UP) – 201301

And Guarantors:

2. **Sh. Pradeep Kumar S/o Sh. Chandra Pal Singh** R/o Flat No. 214, First Floor, Type – Heritage Shivkala Luxury Apartments – II, Shiva Sahakari Aawas Samitee, Plot No. D-19, Sector – 51, Noida (UP) – 201301
3. **Sh. Pramod Kumar S/o Sh. Chandra Pal Singh** R/o Flat No. C – 1501, 15th Floor, Apex Green Valley, Sector – 09, Vasundhara, Ghaziabad (UP) – 201010
4. **Sh. Harpal Singh S/o Sh. Shau Singh** R/o House No. 24, Baral Partapur, Meerut, UP – 250103
5. **Smt. Babita Choudhary W/o Subhash Chand** R/o 300, Amrapali Apartments, 56, I.P. Extension, Patparganj, Delhi – 110092
6. **Sh. Sanjay Sinha S/o Sh. Rajendra Nath Sinha** R/o Flat No. D – 12, 2nd Floor, Parivahan Apartment, Parivahan Sahakari Aawas Samitee, Plot No. GH – 01, Sector – 5, Vasundhara, Ghaziabad (UP) – 201012

The specific details of the property intended to be brought to sale through e-auction mode are enumerated below:

Details/ Description of Mortgaged Assets	Reserve Price	EMD	Date, Time for e-auction and Property ID No.	Prior Encumbrance
1. Meerut Land Property E/M of Non-Agril Land of 7335 Sq.Mtr., bearing Khata no 049, Khasra No 74 Min (West Side) situated at Village – Baral Pratapur, Tehsil + Pargana + Distt – Meerut (UP) in the <u>joint names</u> of <u>Sh. Harpal Singh</u> (Buyer of 669sqm), <u>Sh. Pramod Singh</u> (Buyer of 2911sqm), <u>Sh. Pradeep Singh</u> (Buyer of 2911sqm), and <u>Smt. Babita</u> (Buyer of 844sqm). Sale Deed No. 14236 dated 02.12.2010 Boundaries: North East: Vacant Land South West: Road South East: Sibya Public School North West: Vacant Land	Rs.405.00 Lakhs (Rupees Four Crores Five Lakhs Only)	Rs.40.50 Lakhs (Rupees Forty Lakhs Fifty Thousand Only)	14.05.2026 between 11.00 A.M to 4.00 P.M Property ID IDIBALPHA1	Known to Bank: None

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2. Noida Residential Property E/M of Residential Flat No. D-214 measuring 133.82sqm at First Floor, Type – Heritage, Shiv Kala Luxury Apartment, 11, Shivkala CGHS at Plot No. D-19, Sector - 51, Noida (UP) in the name of Sh. Pradeep Kumar, Ownership through Membership No. 171 dated 29.02.2024 by Shiv Sahkari Aawas Samiti which is leasholder of NOIDA (Authority) Boundaries: North – Flat No. 211 / Open South – Open / Other Plots East – Corridor / Flat No. 213 West – Tower No. 3 / Flat No.301	Rs.110.00 Lakhs (Rupees One Crore Ten Lakhs Only)	Rs.11.00 Lakhs (Rupees Eleven Lakh Only)	14.05.2026 between 11.00 A.M to 4.00 P.M Property ID IDIBALPHA2	Known to Bank - None
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The intending Bidders/ Purchasers are requested to register with online portal (<https://www.ebkcray.in>) using their mobile number and email id. Further, after completing their eKYC, the intending Bidders/ Purchasers have to transfer the EMD amount in their e-Wallet by 13.05.2026 i.e before the e-Auction Date and time in the portal. The registration, eKYC and transfer of EMD in wallet must be completed well in advance, before auction.

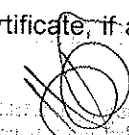
TERMS AND CONDITIONS

1. Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website (<https://www.ebkcray.in>) **for depositing in bidders e-Wallet**. NEFT transfer can be done from any Scheduled Commercial Bank. Payment of EMD by any other mode such as **Cheques will not be accepted**. Bidders, not depositing the required EMD online, will not be allowed to participate in the e-auction. The Earnest Money Deposit shall not bear any interest.
2. The successful bidder shall have to deposit 25% (twenty-five percent) of the bid amount, including EMD amount (10%) deposited, latest by the next working day and the remaining amount shall be paid within 15 days from the confirmation of sale in the form of Banker's Cheque/ Demand Draft /Account Transfer and/ or any other acceptable mode of money transfer. The Nodal Bank account no. / IFSC Code etc. for online money transfer is as under.

Nodal Bank Account No. and A/c. Name	Branch name and IFS Code
A/c No.703131015	New Delhi Main
A/c Name: Stressed Asset Management Vertical	IFSC Code: IDIB000N022

In case of failure to deposit the amounts as above within the stipulated time, the amount deposited by successful bidder will be forfeited to the Bank and Authorized Officer shall have the liberty to conduct a fresh auction/ sale of the property & the defaulting bidder shall not have any claim over the forfeited amount and the property.

3. **Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – 1A of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.**
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.
5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.

(Authorized Officer) 
 सचिव, बैंक, दिल्ली
 110001, New Delhi

- (Authorized Officer) Chief of Police, New Delhi
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 ११.११.२०११, ११ दिवसी

(Authorised Officer) ~~Chief Manager, Public Provident Fund, New Delhi~~
व. आर. पासी, नई दिल्ली
SAC, New Delhi

(Authorised Officer)