

“APPENDIX IV-A [See proviso to rule 8 (6) and Rule 9(1)]”

Sale notice for sale of immovable properties

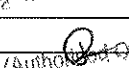
E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

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 Indian Bank, Rohini branch, Secured Creditor, will be sold on “As is where is”, “As is what is”, and “Whatever there is” on **30/10/2026**, for recovery of Rs. **15,40,71,626.00 (Rupees Fifteen Crore Forty Lac Seventy one Thousand Six Hundred and Twenty six Only)** as on 12/10/2026 due to the Indian Bank, SAM Large New Delhi branch, Secured Creditor, from

1. M/s Dor Tech Doors India Pvt Ltd .(Borrower)
(Directors: Sh. Vikas Garg & Late Sh. Mohinder Singh Garg)
Plot No-333, Phase –IV, Sector-57, HSIIDC,
Kundli Industrial Area,
Sonipat Haryana-131028
2. Sh. Vikas Garg S/o Late Sh. Mohinder Singh Garg (Director, Mortgagor & Guarantor)
B-4/44-45, 1st Floor, Sector-11, Rohini
Delhi-110085
3. Legal Heirs of Guarantor Late Shri Mohinder Singh Garg
 - I) Mr. Vikas Garg S/o Late Shri Mohinder Singh Garg
Add-B-165, 1ST Floor, Saraswati Vihar , Pitampura , Delhi-110034
 - II) Ms. Santosh Garg W/o Late Shri Mohinder Singh Garg
Add-B-165, 1st Floor, Saraswati Vihar, Pitampura, Delhi-110034
 - III) Ms. Monika Tomar D/o Late Shri Mohinder Singh Garg
Add- H. No. 3034 Ground Floor Eldeco County , Sonipat
 - IV) Ms. Sonika Dev D/o Late Shri Mohinder Singh Garg
Add- DU BLOCK-81, Pitampura , Delhi
4. Mrs. Preeti Garg W/o Shri Vikas Garg (Mortgagor & Guarantor)
B-4/44-45, 1st Floor, Sector-11, Rohini
Delhi-110085
5. M/s New Sales Polymers Pvt. Ltd (Mortgagor & Guarantor)
(Directors: Shri Vikas Garg & Late Shri Mohinder Singh Garg)
B-4/44-45, 1st Floor, Sector-11, Rohini
Delhi-110085

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

Detailed description of the Property	Residential Property at Flat No B-4/44 and B-4/45, Ground Floor, Block B, Pocket 4, Sector-11, Rohini, Delhi-110085 Measurement: 1033.34 Sq. ft. Name of Owner : Sh.Vikas Garg & Smt.Preeti Garg Boundary: North: Service Lane South: Road/Entry East: Property No.43 West: Service Lane
Encumbrances on property	Not Known to Bank


 (Authorised Officer) Chief Manager, SAM Large New Delhi Branch
 17, Parliament Street, New Delhi-110001

Stressed Asset Management Branch
 Allahabad Bank Building, 1st Floor, 17, Parliament Street, New Delhi-110001 Phone No: 011-23742302

Reserve Price	Rs. 1,40,25,000.00
EMD Amount & Last date of deposit	Rs. 14,02,500.00 & 29/10/2026 (Till 5:00 PM)
Bid incremental amount	Rs. 1,00,000.00
Date and time of e-auction	30/10/2026, from 11:00 AM to 4:00 PM
Possession	Physical
Property ID No.	IDIBDORTECHROHINI
Property Inspection date and time	14/10/2026 to 29/10/2026 between 10.00 am to 4.00 pm.

The intending Bidders/ Purchasers are requested to register with online portal (<https://baanknet.com>) (PSB Alliance Pvt. Ltd.) 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 29/10/2026. 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://baanknet.com>) for depositing in bidders Global EMD 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	Indian Bank 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.

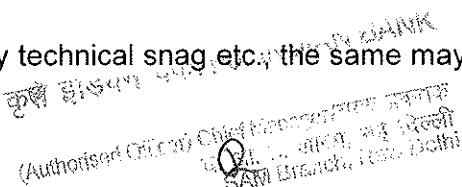
3. Payment of sale consideration by the successful bidder to the bank will be subject to TDS under Section 194 – IA of Income Tax Act 1961 and TDS is to be borne by the successful bidder only at the time of depositing the balance 75% of the bid amount.
4. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per rules.


 (Authorized Officer)
 Stressed Asset Management Branch
 17, Parliament Street, New Delhi-110001

Stressed Asset Management Branch

Allahabad Bank Building, 1st Floor, 17, Parliament Street, New Delhi-110001 Phone No: 011-23742302

5. All expenses relating to stamp duty and registration of Sale Certificate, if any, shall be borne by the successful bidder.
6. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale without assigning any reason therefor.
7. The Sale shall be subject to rules/ conditions prescribed under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
8. Platform (<https://www.baanknet.com>) for e-Auction will be provided by our e Auction service provider PSB Alliance pvt Limited having helpline no-8291220220. The intending Bidders/ Purchasers are required to participate in the e-Auction process at e Auction Service Provider's website <https://www.baanknet.com>. This Service Provider will also provide online demonstration/ training on e-Auction on the portal.
9. The Sale Notice containing the General Terms and Conditions of Sale is available / published in the following websites/ webpage portals.www.baanknet.com
10. The intending participants of e-auction may download free of cost, copies of the Sale Notice, Terms & Conditions of e-auction and Help Manual on operational part of e-Auction related to this e-Auction from portal (<https://www.baanknet.com>).
11. The intending Bidders / Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they will upload the requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders /Purchasers has to transfer the EMD amount using online mode in his Global EMD Wallet. Only after having sufficient EMD in his Wallet, the interest bidder will be able to bid on the date of e-auction.
12. Bidder's e-Wallet should have sufficient balance ($\geq$ EMD amount) at the time of bidding.
13. During the e-auction, bidders will be allowed to offer higher bid in inter-se bidding over and above the last bid quoted. Ten minutes time will be allowed to bidders to quote successive higher bid and if no higher bid is offered by any bidder after the expiry of ten minutes to the last highest bid, the e-auction shall be closed.
14. Intending Bidders are advised to properly read the Sale Notice, terms & conditions of e-auction and User Manual on operational part of e-Auction and follow them strictly.
15. In case of any difficulty or assistance is required before or during e-Auction process they may contact authorized representative of our e-Auction Service Provider PSB Alliance Pvt. Ltd.. Details of which are available on the e-Auction portal.
16. After finalization of e-Auction by the Authorized Officer, only successful bidder will be informed by our above referred service provider through SMS/ email. (on mobile no/email address given by them/ registered with the service provider).
17. If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.


 (Authorised Officer) Chief Manager, SAM Branch, New Delhi

Stressed Asset Management Branch

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18. For verification about the title document, property & inspection thereof, the intending bidders may contact Indian Bank, SAM Large Branch New Delhi.
19. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on the property/ i.e other than mentioned above (if any). However, the intending bidders should make their own independent inquiries regarding the encumbrances and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation on the part of the bank. The Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues other than mentioned above (if any).

Place: New Delhi
Date 12/10/2026

कृपे इंडियन बैंक/For INDIAN BANK

(Authorised Officer) Chief Manager/RO
(Authorised Officer)
SAM Branch, New Delhi