ANNEXURE VIII

(Sale notice format for Borrower/Guarantor/Mortgagor)
NOTICE OF SALE

Branch: Noida Sec 63
Phone No: 8796409994

Notice of sale under Rule 6(2) & 8(6) of The Security Interest (Enforcement Rules) 2002 under The Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

To,

Borrower: **M/s SKS Industries Private Ltd** **Address:** J-49, Site-C, UPSIDC Industrial Area, Surajpur, Greater Noida, District Gautam Buddha Nagar, Uttar Pradesh - 201306	**Director, Mortgagor & Guarantor:** **Mr. Fakruddin Saifi S/o Mr. Shahida Khan** **Address-1 :** H.No. A-4, Raju Palace, Surajpur, Greater Noida, District Gautam Buddha Nagar - 201306 **Address-2 :** UVB 10, Building Material Market, Udhyog Vihar, Greater Noida, Gautam Buddha Nagar, Uttar Pradesh – 201306 **Address-3 :** Saifi Market, Surajpur, Near State Bank of India, Greater Noida, Gautam Buddha Nagar - 201306 **Address-4 :** Village Kheda Chauganpur, Post Kuleshra, P S Bisrakh, Gautam Buddha Nagar - 201306
Director, Mortgagor & Guarantor: Mrs. Nagina Saifi W/o Mr. Fakruddin Saifi **Address-1:** H.No. A-4, Raju Palace, Surajpur, Greater Noida, District Gautam Buddha Nagar – 201306 **Address-2 :** Village Kheda Chauganpur, Pargana and Tehsil Dadri, District Gautam Buddha Nagar - 201306	**Mortgagor & Guarantor:** Mr. Salmuddin S/o Mr. Saida **Address:** 04, Village Kheda Chauganpur, Pargana and Tehsil Dadri, Distt. Gautam Buddha Nagar, Uttar Pradesh - 201306
Loan account: 6480796394 & 6486929626 in the name of M/s SKS Industries Private Ltd	

Sub: Loan account – M/s SKS Industries Private Ltd (A/c No. - 6480796394 & 6486929626 **) with Indian Bank, Noida Sec 63 Branch**

M/s SKS Industries Private Ltd (Director- Mr. Fakruddin Saifi and Mrs. Nagina Saifi) availed **MICRO-SMALL-ENT-OCC-REPO and SME-SMALL ENT-MFG-MCLR-1Y respectively** facility from Indian Bank, **Noida Sec 63** Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties" **M/s SKS Industries Private Ltd (Director- Mr. Fakruddin Saifi and** Mrs. Nagina Saifi) failed to pay the outstanding dues to the Bank. Therefore, a Demand Notice dated **24.09.2025** under Sec. 13 (2) of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorized Officer calling upon Borrower (s), **M/s SKS Industries Private Ltd and Director, Mortgagor & Guarantor: Mr. Fakruddin Saifi S/o Mr. Shahida Khan; Director, Mortgagor & Guarantor:** Mrs. Nagina Saifi W/o Mr. Fakruddin Saifi; **Mortgagor & Guarantor:** Mr. Salmuddin S/o Mr. Saida liable to the Bank to pay the amount due to the tune of **Rs. 1,19,66,699/-** (Rupees One Crore Nineteen Lakh Sixty Six Thousand Six Hundred Ninety Nine Only) as on **22.09.2025** with further interest, costs, other charges and expenses thereon. They failed to make payment despite Demand Notice dated **24.09.2025**

कृते इंडियन बैंक/For Indian Bank

मुख्य प्रबन्धक/Chief Manager
शाखा सैक्टर-63, नोएडा/Branch Sector-63, Noida

As **M/s SKS Industries Private Ltd** failed to make payment despite Demand Notice, the Authorized Officer took symbolic possession of the schedule mentioned properties under the Act on **09.12.2025** after complying with all legal formalities.

As per Sec.13 (4) of the Act, Secured Creditor is entitled to effect sale of the assets taken possession of and realize the proceeds towards outstanding balance. In accordance with the same, the undersigned / Authorized Officer intends selling the schedule mentioned securities in the following mode:

THE SALE PROPOSED TO BE HELD IS BY WAY OF PUBLIC TENDER /AUCTION ADOPTING THE e-AUCTION MODE.

*As per Rule 9(1) of the Security Interest (Enforcement) Rules 2002, 30 days notice for subsequent sale is required to be given and hence we are issuing this notice.

The amount due as on **22.09.2025 is Rs. 1,19,66,699/-** (Rupees One Crore Nineteen Lakh Sixty Six Thousand Six Hundred Ninety Nine Only) with further interest, costs, other charges and expenses thereon from **23.09.2025**

Please take note that this is notice of 30 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 30 days. **The date of sale is fixed as 20.11.2026 which would be by e-auction mode.**

Inspection of the scheduled properties and related documents/up to date EC etc by the intending purchasers/bidders may be done at their expense from **16.11.2026** to **18.11.2026** between **10.00 am to 4.00 pm.**
The Reserve price and Earnest Money Deposit (EMD) for the sale of the secured assets is fixed as mentioned in the schedule

The Tender/bid Form with the Terms and conditions can be had on-line from the website (**https://baanknet.com** (PSB Alliance Pvt. Ltd.) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website.
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 **19.11.2026** 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.

Earnest Money Deposit (EMD) amount as mentioned above shall be paid online or after generation of Challan from the website **(https://baanknet.com** (PSB Alliance Pvt. Ltd.**)) for depositing in bidders 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.

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.

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 date of 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
6102699146- INDIAN BANK ZONAL OFFICE NOIDA	**Indian Bank, Sector-61 Branch IDIB000N108**

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.
The sale is subject to confirmation by the Secured Creditor.
The sale is made on "As is where is and as is what is" basis and no representations and warranties are given by the Bank relating to encumbrance, Statutory liabilities etc.

कृते इंडियन बैंक/For Indian Bank

मुख्य प्रबन्धक/Chief Manager
शाखा सैक्टर-63, नोएडा/Branch Sector-63, Noida

If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days' prior notice.
***This Notice is without prejudice to any other remedy available to the Secured Creditor.

The specific details of the assets which are intended to be brought to sale are enumerated hereunder:

SCHEDULE

Detailed description of the Property	All the part and parcel of Residential Property situated at Khasra No. 97, Village Khodna Kalan, Pargana and Tehsil Dadri, District Gautam Buddha Nagar, admeasuring 158.85 Sq Mtr, in the name of Mr. Salmuddin Boundaries: East : House of Islam West : House of Jarin North : House of Mahavir South : Road 6 Ft Wide
Encumbrances on property if any	Nil
Reserve Price	26.00 Lakhs
EMD Amount	2.60 Lakhs
Bid incremental amount	0.25 Lakh
Date and time of e-auction at the platform of e-auction Service Provider **https://www.ebkray.in**	20/11/2026 11:00 AM to 17:00 PM
Property ID No.	IDIB6486929626B

Bidders are advised to visit the website (**https://baanknet.com**) of our e auction service provider PSB Alliance Pvt. Ltd to participate in online bid. For Technical Assistance Please call PSB Alliance Pvt. Ltd Helpdesk No. 8291220220, email ID:- support.baanknet@psballiance.com and other help line numbers available in service providers help desk. For Registration status with PSB Alliance Pvt. Ltd. and EMD status, please contact support.baanknet@psballiance.com.

For property details and photograph of the property and auction terms and conditions please visit: **https://baanknet.com** and for clarifications related to this portal, please contact Helpdesk No. 8291220220
Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with **https://baanknet.com**.

Place: Noida
Date: 02.11.2026

AUTHORISED OFFICER

कृते इंडियन बैंक/For Indian Bank

मुख्य प्रबन्धक/Chief Manager
शाखा सैक्टर-63, नोएडा/Branch Sector-63, Noida