



INDIAN BANK, PORT BLAIR BRANCH
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NOTICE OF SALE

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,

(1) M/s. Hemkund Steel Industry, (Borrower), Proprietor : Mr. Surinder Chani, M.B.33, Middle Point, Port Blair - 744101.	(2) Mr. Surinder Chani, (Proprietor/Mortgagor), S/o Shri M.S.Chaini, C/o Hemkund Steel Industry, Austinabad, Port Blair - 744103, South Andaman.
(3) Renu Chaini, W/o Surinder Chani, C/o Hemkund Steel Industry, Austinabad, Port Blair - 744103, South Andaman.	4) Manpreet Singh Chani, S/o Surinder Chani, R/o Andaman Beauty Salon, Bhatu Basti, Near HDFC Bank, Garacharma, Port Blair - 744105.

Sub : Your Loan Account Nos. 517534141 & 6889113486 of M/s. Hemkund Steel Industry, Represented by its Proprietor : Mr. Surinder Chani with Indian Bank, Port Blair Branch.

M/s. Hemkund Steel Industry, Represented by its Proprietor : Mr. Surinder Chani had availed loan facilities from Indian Bank, Port Blair Branch, the repayment of which are secured by mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s. Hemkund Steel Industry, Represented by its Proprietor : Mr. Surinder Chani had failed to pay the outstanding, therefore a Demand Notice dated 15.11.2023 under Sec 13(2) of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (for short called as "The Act"), was issued by the Authorised Officer calling upon M/s. Hemkund Steel Industry, Represented by its Proprietor : Mr. Surinder Chani and others liable to the Bank to pay the total amount due to the tune of **Rs.77,44,254/- (Rupees Seventy seven lakhs forty four thousand two hundred and fifty four only)** with further interest, cost and other charges and expenses thereon. All failed to make payment despite Notice dated 15.11.2023.

As M/s. Hemkund Steel Industry, Represented by its Proprietor : Mr. Surinder Chani failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 14.03.2024 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 6(2) and 8(6) of The Security Interest (Enforcement) Rules 2002 framed under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002, 30 days notice of intended sale is required to be given and hence we are issuing this notice.

The total amount due as on 30.04.2024 is **Rs.82,50,000/- (Rupees Eighty two lakhs and fifty thousand only)** with further interest, costs, other charges and expenses thereon from 01.05.2024.

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 20.06.2024 from 11.00 a.m. to 4.00 p.m. 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 06.06.2024 to 07.06.2024 between 10.00 am and 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://ibapi.in> and www.mstcecommerce.com) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from 22.05.2024 to 20.06.2024.

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.mstcecommerce.com/auctionhome/ibapi>) using their mobile number and email id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by e-auction service provider (may take 2 working days), the intending Bidders/ Purchasers have to transfer the EMD amount in his Global EMD Wallet before the e-Auction Date and time in the portal. The registration, verification of KYC documents 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://www.mstcecommerce.com/auctionhome/ibapi>) 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.

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 auction 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
6096882883, e-auction EMD account, Chennai North Zone	Indian Bank, Harbour Branch, IFSC - IDIB000H003

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.

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.

SCHEDULE

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

Details/Description of Mortgaged Assets	Mortgaged Assets owned by Surinder Chani : All that piece and parcel of land and building bearing Survey No.99/P/C/1, land measuring 520.00 Sq. mtrs. of land at Austinabad, Port Blair - 744103, South Andaman. Bounded on the - North by : Part of Survey No.95, South by : Road, East by : Private land, West by : Private land. Within the Registration District of South Andaman and Sub Registration District of Port Blair.
Reserve Price	Rs.134.38 Lakhs
EMD	Rs.13.40 Lakhs
Date, Time for e-auction and Property ID No.	20.06.2024 from 11.00 am to 4.00 pm - IDIB517534141
Prior Encumbrance	NIL

Bidders are advised to visit the website (www.mstcecommerce.com) of our e auction service provider MSTC Ltd to participate in online bid. For Technical Assistance Please call MSTC HELPDESK No. 033-22901004 and other help