

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,

<p>(1) M/s. AB CLOTHING, (Borrower), Proprietor : Mr. C.A. Mohammad Haniff, Business Address : 40 feet Scheme Road, Mahalingapuram, Kamdar Nagar, Nungambakkam, Chennai - 600 034.</p>	<p>(2) Mr. C.A. Mohammad Haniff, (Proprietor & Mortgagor), Old No.22, New No.44, New Tank Street, Nungambakkam, Chennai, Tamilnadu - 600 034.</p>
<p>(3) Mrs. Reshma Shahadhiya, (Guarantor), W/o Mr. C.A. Mohammad Haniff, Old No.22, New No.44, New Tank Street, Nungambakkam, Chennai, Tamilnadu - 600 034.</p>	

Sub : Your Loan Account No.6585272215 of M/s. AB CLOTHING, Represented by its Proprietor : Mr. C.A. Mohammad Haniff with Indian Bank, Puzhal Branch

M/s. AB CLOTHING, Represented by its Proprietor : Mr. C.A. Mohammad Haniff availed loan facility from Indian Bank, Puzhal Branch, the repayment of which is secured by Mortgage of schedule mentioned properties hereinafter referred to as "the Properties". M/s. AB CLOTHING, Represented by its Proprietor : Mr. C.A. Mohammad Haniff failed to pay the outstanding dues to the Bank. Therefore a Demand Notice dated 28.01.2022 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 M/s. AB CLOTHING, Represented by its Proprietor : Mr. C.A. Mohammad Haniff and another liable to the Bank to pay the amount due to the tune of Rs.56,00,516/- (Rupees Fifty six lakhs six hundred and sixteen only) with further interest, costs, other charges and expenses thereon. Both failed to make payment despite Demand Notice dated 28.01.2022.

As M/s. AB CLOTHING, Represented by its Proprietor : Mr. C.A. Mohammad Haniff failed to make payment despite Demand Notice, the Authorized Officer took possession of the schedule mentioned properties under the Act on 22.11.2022 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, 15 days notice of intended sale is required to be given and hence we are issuing this notice.

The amount due as on 15.06.2024 is Rs.54,75,259/- (Rupees Fifty four lakhs seventy five thousand two hundred and fifty nine only) with further interest, costs, other charges and expenses thereon from 16.06.2024.

Please take note that this is notice of 15 days and the schedule mentioned properties shall be sold under the Act by the undersigned/Authorized Officer any time after 15 days.

The date of sale is fixed as 09.07.2024 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 02.07.2024 to 03.07.2024 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.mstccommerce.com) and using the provision in the system/software. The tender form and the terms and conditions would be available in the website from 24.06.2024 to 09.07.2024.

The intending Bidders/ Purchasers are requested to register with online portal (<https://www.mstccommerce.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 Chalan from the website (<https://www.mstccommerce.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 IFSC Code
6887191027, Indian Bank Zonal Office Poonamallee e-auction EMD account	Indian Bank, Poonamallee IFSC- IDIB000P046

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.

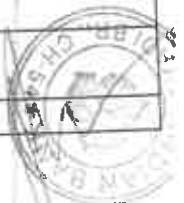
If the e-auction fails owing to any technical snag etc., the same may be re-scheduled by issuing 7 days prior notice.

***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	All that piece and parcel of commercial land located at S. No.2/1B3, Old S. No.2/1A part and 2/1B part, Plot No.C1, "Clear Waters", Chinnandikuppam Beach Road, Injambakkam, Sholinganailur Taluk, Kancheepuram District, Neelangarai SRO, Chennai - 600 115. Area of the land is 4840 Sq. ft. owned by Mr. C.A. Mohammad Haniff. The property is bounded by - North : Internal private passage, South : Chinnandikuppam Patta Street, East : Plot No.B1 & Plot No.B2 West : Plot No.C2.
Reserve Price	Rs.298.24 Lakhs
EMD	Rs.29.82 Lakhs
Date, Time for e-auction and Property ID No.	09.07.2024 from 11.00 am to 4.00 pm - IDIB6585272215
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 line numbers available in service providers help desk. For Registration status with MSTC Ltd, please contact ibapiop@mstcecommerce.com and for EMD status please contact ibapifin@mstcecommerce.com.

For property details and photograph of the property and auction terms and conditions please visit: <https://ibapi.in> and for clarifications related to this portal, please contact help line number '18001025026' and '011-41106131'.

Bidders are advised to use Property ID Number mentioned above while searching for the property in the website with <https://ibapi.in> and www.mstcecommerce.com/auctionhome/ibapi.

Place : Chennai
Date : 18.06.2024


AUTHORISED OFFICER
INDIAN BANK.

