

(A GOVERNMENT OF INDIA UNDERTAKING)

Ref: KNL/ARM/AAVRAN/2022-23/1

Date: 13.06.2022

To,

1. M/s Aavran Packaging  
(Represented through its Proprietor Sh. Hukum Singh Chauhan)  
Plot No. 146, Sector-9, Phase-III, IMT Bawal, Rewari 123501 Haryana

2. Sh. Hukum Singh Chauhan (Proprietor)  
Address-1: Villa N-4, Konark OISIS, Alwar Bye Pass Road, Bhiwadi 301019  
Address-2: Plot No-6132/7, 3<sup>rd</sup> Floor, Sector-D, Pocket 6, Vasant Kunj, New Delhi -110070

Dear Sir,

**Sub: Notice under Section 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 6(2) of the Security Interest (Enforcement) Rules, 2002 and read with Rule 8(6) of the Security Interest (Enforcement) Rules, 2002**

As you are aware, Authorised Officer of Canara Bank has taken possession of the assets described in Schedule of Sale Notice annexed hereto in terms of Section 13(4) of the subject Act in connection with outstanding dues payable by you to our ARM Branch Karnal of Canara Bank.

The undersigned proposes to sell the assets (through e-auction) more fully described in the Schedule of Sale Notice.

Hence, in terms of the provisions of the subject Act and Rules made there under, I am herewith sending the Sale Notice (e-auction notice) containing terms and conditions of the sale.

This is without prejudice to any other rights available to the Bank under the subject Act/ or any other law in force.

Yours faithfully,

कृते केनरा बैंक/For Canara Bank

मुख्य प्रबन्धक / Chief Manager  
ARM Branch, Karnal

**AUTHORISED OFFICER  
CANARA BANK**

1. ENCLOSURE – SALE NOTICE
2. DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE



(A GOVERNMENT OF INDIA UNDERTAKING)  
**30 DAYS SALE NOTICE FOR SALE OF MOVABLE & IMMOVABLE PROPERTIES**

E-Auction Sale Notice for

- i) Sale of Movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under Rules 6(2) of the Security Interest (Enforcement) Rules, 2002.
- and
- ii) Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 under Rules 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 (i) movable property hypothecated/charged and (ii) immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of the Canara Bank, will be sold on "As is where is", "As is what is", and "Whatever there is" on **25.07.2022**, for recovery of **Rs. 4,86,85,508.29 as on 31.05.2022** plus further interest & other charges.(minus recovery ,if any) due to Canara Bank ARM Branch, Novelty Road, Karnal from

**M/s Aavran Packaging**

**(Represented through its Proprietor Sh. Hukum Singh Chauhan)**

**Plot No. 146, Sector-9, Phase-III, IMT Bawal, Rewari 123501 Haryana**

**Sh. Hukum Singh Chauhan (Proprietor)**

**Address-1: Villa N-4, Konark OISIS, Alwar Bye Pass Road, Bhiwadi 301019**

**Address-2: Plot No-6132/7, 3<sup>rd</sup> Floor, Sector-D, Pocket 6, Vasant Kunj, New Delhi -110070**

The Combined Reserve Price (Property No-1 and Property No-2) will be **Rs.260.95 Lakhs** and the Earnest Money Deposit will be **Rs. 26.10 Lakhs**. The Earnest Money Deposit shall be deposited on or before **21.07.2022 at 5.00 PM (OFFLINE OR ONLINE)**

Details and full description of the movable and immovable property with known encumbrances, if any:

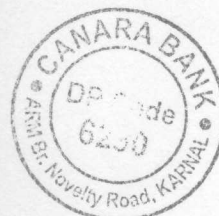
Details as under-

**PROPERTY NO-1: Plant & Machinery**

**Short Description of Machinery:**

Machinery-Parts of overhead bridge for 5 ply automatic board making plant Size-1600MM, Single facer for 5 ply Automatic Board making plant Size 1600 MM, Hydraulic Reel Stand for 5 ply automatic board making plant size-1600MM-Quantity-2,Single facer for 5 Ply automatic board making plant size-1600 MM. Gluing unit for 5 Ply automatic board making plant size-1600MM, Web guide and Tension control for 5 Ply automatic board making plant size-1600MM, Duplex pre heater for 5 Ply automatic board making plant size-1600MM, Hydraulic reel stand for 5 Ply automatic board making plant size 1600MM-Quantity-3,Take up unit for 5 Ply automatic board making plant size-1600MM-Quantity-2, Parts of overhead bridge for 5 Ply automatic board making plant size 1600MM. Pullar Roll unit for 5 Ply automatic Corrugators, Box stitching machine size-42", Box stitching machine size-48", Panel for 5 Ply automatic corrugators, One set baker unit parts for 5 Ply automatic corrugators, Steam boiler with accessories, Air compressor 250LTR Zen Airtech.

(Reserve Price - Rs. 96.25 Lakh (EMD - Rs. 9.63 Lakh)







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**PROPERTY No-2:**

Short description of the **immovable property** with known encumbrances, if any:

Industrial Plot No-146, Sector-9, Phase-III in industrial Estate/ IMT Bawal measuring 1012.50 Sq. mtr. in the name of Sh. Hukum Singh Chauhan.

The property is bounded as under:

By North: Plot No-147

By South: Plot No-145

By East: Plot No-139

By West: Road

(Reserve Price - Rs. 164.70 Lakh (EMD - Rs. 16.47 Lakh)

**Reserve Price: Property No 1. Reserve Price – Rs. 96.25 Lakh, EMD- Rs. 9.63 Lakh**

**Property No 2. Reserve Price – Rs. 164.70 Lakh, EMD- Rs. 16.47 Lakh**

**Rs. 260.95 Lakh (Combined Reserve Price of all properties) EMD- Rs. 26.10 Lakh**

There are NIL encumbrances to the knowledge of bank.

For detailed terms and conditions of the sale please refer the link "E-Auction" provided in Canara Bank's website ([www.canarabank.com](http://www.canarabank.com), [www.ibapi.in](http://www.ibapi.in)) and also in the IBA common web portal (IBAPI) (<https://ibapi.in>) or may contact Authorised Officer, Canara Bank, ARM Branch, Novelty Road, Karnal, Ph. No. 0184-2255362,85728-16290 during office hours on any working day.

Date: 13.06.2022

Place: Karnal

कृते केनरा बैंक/For Canara Bank

मुख्य प्रबंधक/Chief Manager

Authorized Officer

Canara Bank





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**DETAILED TERMS AND CONDITIONS OF THE SALE NOTICE DATED 13.06.2022****1. Name and Address of the Secured Creditor- Canara Bank, ARM Branch, Novelty Road, Karnal****2. Name and Address of the Borrower(s): M/s Aavran Packaging****(Represented through its Proprietor Sh. Hukum Singh Chauhan)****Plot No. 146, Sector-9, Phase-III, IMT Bawal, Rewari 123501 Haryana****3. Sh. Hukum Singh Chauhan (Proprietor)****Address-1: Villa N-4, Konark OISIS, Alwar Bye Pass Road, Bhiwadi 301019****Address-2: Plot No-6132/7, 3<sup>rd</sup> Floor, Sector-D, Pocket 6, Vasant Kunj, New Delhi -110070****4. Total liabilities as on 31.05.2022: Rs. 4,86,85,508.29 /- plus further interest & other charges.(minus recovery ,if any)****5.**

- **Mode of Auction:** Online
- **Details of Auction service provider:** M/s CANBANK COMPUTER SERVICES LIMITED
- **Date & Time of Auction:** 25.07.2022 between 12.30 PM– 1.30 PM (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
- **Place of Auction:** Online

**6. Details of Properties:****PROPERTY NO-1: Plant & Machinery****Short Description of Machinery:**

Machinery-Parts of overhead bridge for 5 ply automatic board making plant Size-1600MM, Single facer for 5 ply Automatic Board making plant Size 1600 MM, Hydraulic Reel Stand for 5 ply automatic board making plant size-1600MM-Quantity-2,Single facer for 5 Ply automatic board making plant size-1600 MM. Gluing unit for 5 Ply automatic board making plant size-1600MM, Web guide and Tension control for 5 Ply automatic board making plant size-1600MM, Duplex pre heater for 5 Ply automatic board making plant size-1600MM, Hydraulic reel stand for 5 Ply automatic board making plant size 1600MM-Quantity-3,Take up unit for 5 Ply automatic board making plant size-1600MM-Quantity-2, Parts of overhead bridge for 5 Ply automatic board making plant size 1600MM. Pullar Roll unit for 5 Ply automatic Corrugators, Box stitching machine size-42", Box stitching machine size-48", Panel for 5 Ply automatic corrugators, One set baker unit parts for 5 Ply automatic corrugators, Steam boiler with accessories, Air compressor 250LTR Zen Airtech.

(Reserve Price - Rs. 96.25 Lakh (EMD - Rs. 9.63 Lakh)

**PROPERTY No-2:**Short description of the **immovable property** with known encumbrances, if any:

Industrial Plot No-146, Sector-9, Phase-III in industrial Estate/ IMT Bawal measuring 1012.50 Sq. mtr. in the name of Sh. Hukum Singh Chauhan.

The property is bounded as under:

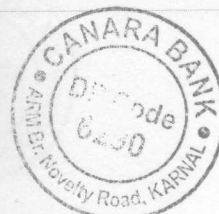
By North: Plot No-147

By South: Plot No-145

By East: Plot No-139

By West: Road

(Reserve Price - Rs. 164.70 Lakh (EMD - Rs. 16.47 Lakh)

**Reserve Price: Property No 1. Reserve Price – Rs. 96.25 Lakh, EMD- Rs. 9.63 Lakh****Property No 2. Reserve Price – Rs. 164.70 Lakh, EMD- Rs. 16.47 Lakh****Rs. 260.95 Lakh (Combined Reserve Price of all properties) EMD- Rs. 26.10 Lakh**





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**Other terms and conditions:**

- a) Auction/bidding shall be only through "Online Electronic Bidding" through the website [www.indianbankseuction.com](http://www.indianbankseuction.com) (Mention the website). Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- b) The property can be inspected, with Prior Appointment with Authorized Officer, on **18.07.2022**.
- c) The property is being sold with all the existing and further encumbrances whether known or unknown to the bank. The Authorized officer/Secured Creditor shall not be responsible in any way for any third party claims/rights/dues. The purchaser should conduct due diligence on all aspects related to the property to his satisfaction. The bidder are advised to in their own interest to satisfy themselves with the title and correctness of others details pertaining to the secured assets including the size/area of the immovable secured asset in question and also ascertain any other dues/liabilities/encumbrances from the concerned authorities to their satisfaction before submitting the bid. The purchaser shall not be entitled to make any claim against the authorized officer/Secured Creditors in this regard at a later date.
- d) In the event of any default in payment of any of the amounts, or if the sale is not completed by reasons of default on the part of the purchaser/bidder within the aforesaid time limit, the bank shall be entitled to forfeit all monies paid by the purchaser/bidder till then and put up the secured asset(s) for sale again, in its absolute discretion. Further, all costs, expenses incurred by the bank on account of such resale shall be borne and paid by the defaulting purchaser.
- e) The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
- f) EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of *Authorized Officer*, Canara Bank, ARM Branch, Novelty Road, Karnal OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of Canara Bank, ARM Branch, Novelty Road, Karnal, A/c No 209272434 IFSC Code CNRB0006290 on or before **21.07.2022 by 05.00 pm**.
- g) Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s CANBANK COMPUTER SERVICES LIMITED, Contact: Mr. Pakhare DD (9480691777/8553643144). Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) through the website [www.indianbankseuction.com](http://www.indianbankseuction.com)
- h) After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before **21.07.2022, 05.00 PM**, to Canara Bank, ARM Branch, Novelty Road, Karnal by hand or by email.
- i) *Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgement receipt thereof with UTR No.*
- ii) *Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.*
- iii) *Bidders Name. Contact No. Address, E Mail Id.*
- iv) *Bidder's A/c details for online refund of EMD.*
- i) The intending bidders should register their names at portal [www.indianbankseuction.com](http://www.indianbankseuction.com) and get their User ID and password free of cost. Prospective bidder may avail online training on E- auction from the service provider M/s CANBANK COMPUTER SERVICES LIMITED Contact: Mr. Pakhare DD (9480691777/8553643144). Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in) through the website [www.indianbankseuction.com](http://www.indianbankseuction.com).



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- j) EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
- k) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 50,000/-. The bidder who submits the highest bid (above the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- l) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor. If the successful bidder fails to pay the sale price, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
- m) **For sale proceeds of Rs. 50 Lakhs (Rupees Fifty Lakhs only) and above, the successful bidder will have to deduct TDS at the rate 1% on the Sale proceeds and submit the original receipt of TDS certificate to the Bank.**
- n) All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
- o) Authorized Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
- p) In case there are bidders who do not have access to the internet but interested in participating the e-auction, they can approach concerned Circle office or Canara Bank, ARM Branch, Novelty Road, Karnal who, as a facilitating centre, shall make necessary arrangements. For further details contact **Sh. S.K. Vimal (Authorized Officer)**, Canara Bank, ARM Branch, Novelty Road, Karnal/C. O. Karnal, Contact No. Ph. 0184 - 2255362, 85728-16290, Mail ID: [cb6290@canarabank.com](mailto:cb6290@canarabank.com), or Mr. Pakhare DD (9480691777/8553643144). Email id: [eauction@ccsl.co.in](mailto:eauction@ccsl.co.in)

**SPECIAL INSTRUCTION/CAUTION**

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Canara Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back-up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Karnal  
Date: 13.06.2022



कृते केनरा बैंक/For Canara Bank

मुख्य प्रबन्धक / Chief Manager  
ARM Branch, Karnal  
Authorized Officer  
Canara Bank