

ARBKM/SEC-386/ /2023

E-AUCTION SALE NOTICE

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 rules 8(6) 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 properties mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of CSB Bank Limited (formerly The Catholic Syrian Bank Limited) Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" and "without recourse basis" on **28.12.2023 Between 11.30 AM to 12.30 PM** for recovery of amount described below from the borrower/ guarantors of respective accounts mentioned hereunder.

Description of Immovable Property	All that part and parcel of land having an extent of 04.16 Ares with all improvements thereon comprised in Sy. No. 293/5, situated at Elamkualm Village, Kanayannur Taluk, Ernakulam District in the name of Sudheer K M, Document No. 1357/2008 of Ernakulam SRO.
Boundaries as per the Deed No 1357/2008	North : 5 meter wide Road South : Plot No. 8B East : 5 meter wide Road West : Plot No. 6B
Reserve Price	Rs. 92,51,000.00 (Rupees Ninety Two Lakhs Fifty One Thousand only)
EMD	Rs. 9,25,100.00 (Rupees Nine Lakhs Twenty Five Thousand And One Hundred only)

Bid will be increased by an amount of **Rs 50,000/- (Rupees Fifty Thousand Only)** in each turn.

Account Name	Borrowers/Guarantors	Facility/ Amount due to the Bank as on 31.10.2023
M/s. AVL Marketing	1. M/s. AVL Marketing, 1 st proprietary concern, Door No. 66/4463 (old No. 40/9603), Chittoor Road, Pullepady, Kochi – 682 108 represented by its proprietor Mr. Azhar Meem. 2. Azhar Meem, Proprietor, M/s. AVL Marketing, S/o. Mustafa Sian, Door No. 66/4463 (old No. 40/9603), Chittoor Road,	Working Capital Term Loan Rs. 1,40,91,274.00 (Rupees One Crore Forty Lakhs Ninety One Thousand Two Hundred Seventy Four only) with future interest, cost and other Charges thereon. Cash Credit Account Rs. 33,99,769.81 (Rupees Thirty Three Lakhs Ninety Nine Thousand Seven Hundred and Sixty Nine And

CSB Bank Limited

Asset Recovery Branch, Chittoor Road, Valanjambalam, Ernakulam South, Pin-682 016

| e-mail : arbkem@csb.co.in | Ph: 9072614041,42,43| Web: www.csb.co.in | CIN: L65191KL1920PLC000175 |

	Pullepady, Kochi – 682 108. 3. Sudheer K M, S/o. Kakkad Mohammed, Kakkad House, Pullepady Road, Pullepady Bridge, Ernakulam College – 682 035. 4. Minal Meem, W/o. M Azhar Meem, Door No. 66/4463 (old No. 40/9603), Chittoor Road, Pullepady, Kochi – 682 108. 5. Kadeeja Sian, W/o. Mustafa Sian, Door No. 66/4463 (old No. 40/9603), Chittoor Road, Pullepady, Kochi – 682 108.	Paise Eighty One only) with future interest, cost and other Charges thereon. Guaranteed Emergency Credit Line Rs. 46,48,618.56 (Rupees Forty Six Lakhs Forty Eight Thousand Six Hundred and Eighteen and Paise Fifty Six only) with future interest, cost and other Charges thereon. Totally Rs. 2,21,39,662.37 (Rupees Two Crore Twenty One Lakhs Thirty Nine Thousand Six Hundred and Sixty Two And Paise Thirty Seven only).
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For detailed terms and conditions of the sale, please refer to the link provided in “Sale of Property” Secured Creditor's website i.e. www.csb.co.in and e-auction service provider's website : <https://sarfaesi.auctiontiger.net>

INSPECTION OF PROPERTY	06/12/2023 (from 10.30 am to 12.30 pm)
Date and Time of E-Auction	28/12/2023, Between 11.30 AM to 12.30PM through E-auction platform https://sarfaesi.auctiontiger.net (With unlimited extension of 5 minutes' duration each till the conclusion of the sale)

Last Date for receipt of Tender documents (online): 26.12.2023 before 5.30 p.m. Scanned copy of the tender should be sent to arbekm@csb.co.in on or before 26.12.2023. Hard copy of the Tender Documents should be submitted on or before 26.12.2023 to the authorised officer in a sealed cover.

Portal of E-Auction: <https://sarfaesi.auctiontiger.net>

LAST DATE FOR RECEIPT OF EMD: 26.12.2023, before 5.30 p.m.

EMD may be deposited in the “**CSB E-auction Sale Account**” maintained at Main Branch, Thrissur with account No. **0231-02593323-195001**, IFSC Code **CSBK0000094** through NEFT/RTGS.

For further details contact the respective Authorised Officer of CSB Bank Ltd., Asset Recovery Branch, Chittoor Road, Valanjambalam, Ernakulam – 682016 Ph.9072614041,42,43 E-mail:arbekm@csb.co.in during office hours on any working day.

or

M/s e-procurement Technologies Limited (Auction Tiger), Ahmedabad. Mr. Praveen Kumar Thevar-9722778828, 07968136854 /55 /51, 07968136800., E-mail:praveen.thevar@auctiontiger.net, kerala@auctiontiger.net / support@auctiontiger.net Website: <https://sarfaesi.auctiontiger.net>

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Subsequent to 28.12.2023 (auction date) if the sale is not materialised the bank shall be entitled to sell the secured asset by any of the methods as provided under Rule 8 (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be. Securitisation Application No 341/2022 is pending before Hon'ble DRT – 1, Ernakulam.

Earlier notice issued in this regard with ref no ARBEKM/SEC-386/151/2023 dated 10.11.2023 stands withdrawn.

Ernakulam,
18/11/2023

**Authorised Officer,
CSB Bank Ltd.**

Terms and Conditions of Auction

The sale shall be subject to the conditions prescribed in the Security interest (Enforcement) Rules, 2002 and to the following conditions:

- A) This is Notice to the Borrowers/guarantors and the Public in general.
- B) The property/ies will be sold in “as is where is”, “as is what is”, “whatever there is condition” & “without recourse basis” including encumbrances, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction 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 of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- C) Auction / bidding shall be only through “Online Electronic Bidding” through the website <https://sarfaesi.auctiontiger.net>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- D) The property can be inspected, with prior appointment with Authorised Officer, on **06/12/2023** between 10.30 AM and 12.30 PM.
- E) The property will not be sold below the Reserve Price and the participating bidders may improve their offer further, during auction process.
- F) The intending bidders should register their names at portal <https://sarfaesi.auctiontiger.net> 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 e-Procurement Technologies Ltd.** (Auction Tiger), Ahmedabad. Mr. Praveen Kumar Thevar - 9722778828, 079 6813 6854/55/51, 079 6813 6800 e-mail id: praveen.thevar@auctiontiger.net / kerala@auctiontiger.net / support@auctiontiger.net, and arbekm@csb.co.in.
- G) The intending purchaser/bidders are required to deposit EMD amount of 10% of the Reserve Price through NEFT/RTGS in the account No: **0231-02593323-195001**, Name of the account ‘**CSB E-auction Sale Account**’, maintained at our Main Branch, Thrissur - 680020, IFSC Code: **CSBK0000094** on or before 26.12.2023, 5.30 p.m. If the day be a holiday/strike, beyond the control of the bank the above EMD can be deposited on the next working day upto 01 p.m., in the prescribed mode.
- H) After payment of the EMD amount, the intending bidders should submit the following documents/details on or before 26.12.2023, to respective email Id mentioned above and scanned copy of the tender should be sent to arbekm@csb.co.in on or before 26.12.2023.
 - (a) Duly filled up bid form. (The bid form can be downloaded from the website <https://sarfaesi.auctiontiger.net>). However, bidders have to submit the duly filled bid form in original to the respective Authorised Officer, CSB Bank Ltd., Asset Recovery Branch, Chittoor Road, Valanjambalam, Ernakulam – 682016 on or before 26.12.2023.
 - (b) Copy of acknowledgement receipt received for the EMD amount remitted with UTR No.

- (c) Attested copy of PAN Card, ID Proof and Address proof.
- (d) Details of the bank account should be furnished for refunding the EMD for the unsuccessful bidders.
- I) EMD deposited by the unsuccessful bidder shall be refunded to them within 2 working days of finalization of sale. The EMD shall not carry any interest.
- J) 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 (not below 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.
- K) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately, i.e. on the same day or not later than next working day 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, or within such extended period as may be agreed upon in writing between the purchaser and secured creditor in any case not exceeding three months by prescribed mode. If the successful bidder fails to pay the sale price within the period stated above, 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.
- L) The immovable property/ies described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents and other risk from the date of the confirmation of the Sale by the Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
- M) All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.
- N) As per Sec 194 – I A of Income Tax Act, 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs 50.00 Lakhs and above.
- O) The Sale certificate will be issued in the name of purchaser (s)/applicant (s) only and will not be issued in any other name (s).
- P) Authorised Officer/Bank is not bound to accept the highest offer and has absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the e-auction or vary the terms and conditions of the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason thereof.
- Q) The particulars of the secured assets specified above have been to the best of the information of the authorized officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.
- R) The participating bidder may visit the property in order to ascertain the exact location and nature and conduct his/her own legal due diligence regarding the encumbrances on the property including statutory liabilities etc. Authorised Officer of the bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the government or anyone else in respect of the said properties.
- S) Securitisation Application No 341/2022 is pending before Hon'ble DRT – 1, Ernakulam. No restraining orders are passed till date.

For further details contact the respective Authorised Officer of CSB Bank Ltd., Asset Recovery Branch, Chittoor Road, Valanjambalam, Ernakulam –

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M/s e-procurement Technologies Limited (Auction Tiger), Ahmedabad.
Mr. Praveen Kumar Thevar-9722778828, 07968136854 /55 /51,
07968136800.,

Email:praveen.thevar@auctiontiger.net,kerala@auctiontiger.net,/
support@auctiontiger.net, Website: <https://sarfaesi.auctiontiger.net>

SPECIAL INSTRUCTION/CAUTION: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither CSB Bank Ltd 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.

Earlier notice issued in this regard with ref no ARBEKM/SEC-386/151/2023 dated 10.11.2023 stands withdrawn.

Ernakulam,
18/11/2023

**Authorised Officer
CSB Bank Ltd**