

AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act)

Whereas, the under noted persons have borrowed money from CSB Bank Ltd., Mangalore Branch and they owe the amounts with interest, cost and other charges thereon as mentioned against their name herein below. The Bank had issued notice under the Act and the Authorised Officer had taken possession of the properties and has decided to sell the property under Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002, by inviting tender from the general public.

As per Sec 13(4) of the Act, secured creditor is entitled to effect sale of the assets taken possession of and realise the proceeds towards outstanding balance. In accordance with the same, the Authorised officer intend selling the schedule mentioned securities by way of public tender /auction.

Name and Address of the Secured Creditor: CSB Bank Ltd., Mangalore Branch	
Name and Address of Borrowers 1) Mr. Abdul Majeed, 4-17, "Banu Manzil", BeeJamar House, Ambalamogaru, Mangalore – 574 199, Dakshina Kannada Dist., Karnataka 2) Mrs. Khairunisa Abdul Majeed, 4-17, "Banu Manzil", Beejamar House, Ambalamogaru, Mangalore- 574 199, Dakshina Kannada Dist., Karnataka 3) Mr. Mohammed Haneef, 4-17, "Banu Manzil", Beejamar House, Ambalamogaru, Mangalore- 574 199, Dakshina Kannada District, Karnataka	
Amount due to the Bank as on 31.07.2025 Rs 53,92,008/- (Rupees Fifty Three Lakhs Ninety Two Thousand and Eight Only) which is the outstanding dues in your account as on 31.07.2025 along with future interest from 01.08.2025, charges and costs	
Description of property All that part and parcel of property having an extent of 212 cents of land with all improvements thereon comprised in Survey No. 81/1, Vitla Padnur Village, Bantwal Taluk, Dakshin Kannada district in the name of Mr. Mohammed Haneef as per document No. 584/2013-14 of Vittla SRO Boundaries as per title deed <div style="display: flex; justify-content: space-between;"> East: Sy. No. 99 (5A) North: Zilla Panchayath Road </div> <div style="display: flex; justify-content: space-between;"> West: Sy. No. 99 South: Sy. No. 99(2) </div>	
Reserve Price	Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only)

Earnest Money Deposit (EMD)	Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only)
Date, Time and Place of Auction	09.09.2025 (Tuesday) at 02:00 PM at
	CSB Bank Ltd., Mangalore Branch, God's Grace, Immanuel Lucy Complex, Next to Malabar Hills, Balmatta New Road, Near Falnir Road Junction, Mangalore – 575 001

Terms and Conditions of Auction

1. The intending bidders should submit their bids in the prescribed tender form in a sealed cover superscribing "**Sale – Abdul Majeed- Vitla property**" with Earnest Money Deposit (EMD) of Rs. 2,20,000/- (Rupees Two Lakhs Twenty Thousand Only) by way of Demand Draft favouring CSB Bank Ltd payable at Mangalore on any working day on or before 08.09.2025 during business hours directly to the Branch Manager, CSB Bank Ltd., Mangalore branch. The DD number, date and bank's name should be superscribed on the cover. The tender form and letter of authority can be obtained from the Branch Manager, CSB Bank Ltd, Mangalore branch or Authorised Officer, CSB Bank Ltd., Zonal office, Kozhikode on any working day on or before 08.09.2025 during business hours. The EMD is refundable, if the bid is not successful. The EMD shall be liable for forfeiture without any prior notice if the successful bidder fails to adhere to the terms of sale, time and commit any default in any manner and the sale shall be conferred on the person making highest offer/Tender/Bid.
2. Along with the tender form, the intending bidder shall also attach a copy of the PAN card issued by the IT Department and also his /her identity proof and proof of residence.
3. The sealed tender will be opened by the Authorised Officer in the presence of available/ attending applicants or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification. The Authorised Officer has absolute discretion to negotiate to raise the offered amount/permit inter-se bidding among the participants to get maximum revised offer/price for the property. The sale shall be considered only if the bid is above the reserve price and the sale is subject to confirmation by the Bank (Secured Creditor). The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the sale without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
4. The successful bidder shall deposit 25% (inclusive of Earnest Money Deposited) of the bid amount immediately on the sale being knocked down in his favour or on the next working day and the balance within fifteen days from the date of confirmation of sale or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made in the form of Demand Draft drawn in favour of CSB Bank Ltd., payable at Mangalore. In case of default, the entire amount deposited till then shall be forfeited without any prior notice.
5. The successful bidder should bear the charges/fees payable for conveyance such as stamp duty, registration fees etc. as applicable as per law and shall also comply with the provisions of IT Act. The Bank will not be held responsible for any charges, lien, encumbrance, property tax or any other

dues to the Government or anybody in respect of the property under sale and property will be sold on **“as is where is”, “as is what is”, “whatever there is condition” & “without recourse basis”** and no representation and warranties are given by the Bank relating to encumbrances, statutory liabilities etc., and the prospective buyers should satisfy themselves on the extent, title, ownership, statutory approvals as to existence of any encumbrance, charges, payments etc., before participating in the sale. The immovable property described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage caused by fire, theft or other accidents and risk from the date of confirmation of sale by the Authorised Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.

6. As per section 194-IA of Income Tax Act, 1961, TDS @1% will be applicable on the sale proceeds where the sale consideration is Rs.50 lakhs and above.
7. The buyer/s should bear the applicable TDS as per Income Tax Act 1961 and make arrangements for effecting registration.
8. The entries, if any, reflected in EC subsequent to date of mortgage is not binding on the bank.
9. The properties can be inspected on any date prior to 08.09.2025 during working days and during office hours after taking prior appointment.
10. This is a notice to the Borrower and the Public in general and this notice is issued without prejudice to any other remedy available to the secured creditor.

For further information, contact:- CSB Bank Ltd., Zonal Office, North Kerala Zone, Kozhikode or CSB Bank Ltd., Mangalore Branch. Phone:- 9496097564, 9746790051, 7994356757, 9846079964, 9538040207, 7907879847, 9961081742 (on working days during business hours).

Place: Kozhikode
16.08.2025

Authorised Officer Date:
CSB Bank Ltd.