

CZ/ARB/2522/2021

Date: 07.09.2021

Mr. George Fernandes

S/o Henry,
18/6, Anbazhagan Nagar,
Kennedy Square Main road,
Perambur Sembiam,
Chennai - 600011.

Dear Sir/Madam,

INTIMATION OF NOTICE OF SALE UNDER SARFAESI ACT

Please be informed that the property mortgaged with the Bank is put up for e-auction sale on **20.10.2021** under the provisions of SARFAESI Act. Your attention is invited to the provisions of **Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to rule 8(6) & rule 9 (1) of the Security Interest (Enforcement) Rules, 2002**, in respect of the time available, to redeem the secured assets. The auction sale notice is annexed herewith for your perusal. It is being published in two newspapers The Hindu and Dhina Thanthi on 11.09.2021

Description of Immovable Property

Item No. 1- Land bearing Site No.A-21, at Sree Sakthi Avenue and building thereon duly approved by Thudiyaloor town Panchayat vide its No.477/2005-2006 dt 02.09.2005 comprised in S.No.511 of Thudiyaloor Village, Coimbatore North Taluk, Coimbatore Dist., measuring **1858 sq. ft.** Or 4 cents & 116 sq. ft. Situated within the sub-Registration District of Periyanaickenpalayalam and Registration District of Coimbatore . In all measuring 1858 sq. ft.

Bounded By on,

East - Site No 22
South - Remaining Land in Sy No5H
West - 25 Feet North to South layout Road
North - 23 Feet East west Layout Road

Item No.2 -Land bearing Site No.A-30 at Sree Sakthi Avenue and building thereon duly approved by Thudiyaloor Town Panchayat vide its No.477/2005-2006 dt 02.09.2005 comprised in S.No.511 of Thudiyaloor village, Coimbatore North Taluk, Coimbatore District, measuring **1676 sq. ft.** Or 3 cents and 369 sq. ft. Situated within the Sub-Registration Dist. of Periyanaickenpalayalam and Registration District of Coimbatore.

Bounded By on,

East - 23 Feet North to south Layout Road
South - Site No A-31
West - Sy No 510
North - Site No A-35

Item No 3 : All piece and parcel of the property bearing Plot No.15, Class "C" old door No.15, Ne Door No.33, Loco Scheme 2nd Street, jawahar Nagar, Chennai - 600082, comprised in R.S. No.198, T.S. No.26/11, Block No.2 of Ayanavaram village, Puraswalkam-perambur Taluk within the limit of Chennai Corporation measuring to the extent of 450 sq. ft. of undivided share, rights, title and interest over the land measuring 3230 sq. ft. and Residential Flat bearing No.S-1, in the second floor premises of the apartment known as ADHITI FOUNDATION having super built up area 975 sq. ft. (inclusive of proportionate common area).

Bounded By on,

East - Plot No C-14

South - Plot No C-25
West - Plot No C 16
North - 30 feet wide Loco Scheme 2nd Street

Item No.4: Plot No.32F&G, Thiruneelagander Nagar,4th Part, comprised in Sy.No.37/5, 37/6, 38/1 of Grant Lyon Village, Ambattur Taluk, Thiruvallur Dist. Measuring 2873 sq. ft. (as per document) but actually it is only 2600 sq.ft if on measurement, Situate within the Sub Registration district of Red hills.

Bounded By on,

East - 24' layout road
South - 24' layout road
West - Remaining land in Plot No 32F &G
North - Plot No.32E

Yours faithfully,

Authorized Officer

Encl: Copy of Sale Notice dated 07.09.2021

APPENDIX IV-A

[Refer provision to 8(6) & rule 9 (1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

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 rule 8(6) & rule 9 (1) of the Security Interest (Enforcement) Rules, 2002

Notice is given to the public in general and in particular to the Borrower and guarantors that the below described immovable properties were mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of the secured creditor the CSB Bank Ltd, (Formerly The Catholic Syrian Bank Ltd) will be sold on "As is where is" "As is what is" and "Whatever there is basis" condition on **20.10.2021** at 11.00 A. M for recovery of sum of **Rs.2,09,00,763/-** (Rupees Two crores nine lakhs seven hundred sixty three only) as on 12.08.2011 and further interest there on from 13.08.2011 and other expenses thereon due to the Secured Creditor, CSB Bank Ltd, from the Borrower Prop.Mr. George Fernandes S/o Henry, 18/6, Anbazhagan Nagar, Kennedy Square Main road, Perambur Sembiam, Chennai - 600011

Details and description of the properties

Item No. 1- Land bearing Site No.A-21, at Sree Sakthi Avenue and building thereon duly approved by Thudiyaloor town Panchayat vide its No.477/2005-2006 dt 02.09.2005 comprised in S.No.511 of Thudiyaloor Village, Coimbatore Noth Taluk, Coimbatore Dist., measuring **1858 sq. ft.** Or 4 cents & 116 sq. ft. Situated within the sub-Registration District of Periyanaickenpalayalam and Registration District of Coimbatore . In all measuring 1858 sq. ft.

Bounded By on,

East - Site No 22

South - Remaining Land in Sy No.5H

West - 25 Feet North to South layout Road

North - 23 Feet East west Layout Road

Reserve Price: Rs.35,00,000/- and the earnest money deposit will be - Rs. 3,50,000/-

Item No.2 -Land bearing Site No.A-30 at Sree Sakthi Avenue and building thereon duly approved by Thudiyaloor Town Panchayat vide its No.477/2005-2006 dt 02.09.2005 comprised in S.No.511 of Thudiyaloor village, Coimbatore North Taluk, Coimbatore District, measuring **1676 sq. ft.** Or 3 ents and 369 sq. ft. Situated within the Sub-Registration Dist. of Periyanaickenpalayalam and Registration District of Coimbatore.

Bounded By on,

East - 23 Feet North to south Layout Road

South - Site No A-31

West - Sy No 510

North - Site No A-35

Reserve Price: Rs.35,00,000/- and the earnest money deposit will be - Rs. 3,50,000/-

Item No 3 : All piece and parcel of the property bearing Plot No.15, Class "C" old door No.15, Ne Door No.33, Loco Scheme 2nd Street, jawahar Nagar, Chennai - 600082, comprised in R.S. No.198, T.S. No.26/11, Block No.2 of Ayanavaram village, Puraswalkam-perambur Taluk within the limit of Chennai Corporation measuring to the extent of 450 sq. ft. of undivided share, rights, title and interest over the land measuring 3230 sq. ft. and Residential Flat bearing No.S-1, in the second floor premises of the apartment known as ADHITI FOUNDATION having super built up area 975 sq. ft. (inclusive of proportionate common area)

Bounded By on,

East - Plot No C-14

South - Plot No C-25
West - Plot No C 16
North - 30 feet wide Loco Scheme 2nd Street

Reserve Price: Rs.30,00,000/- and the earnest money deposit will be - **Rs. 3,00,000/-**

Item No.4: Plot No.32F&G, Thiruneelagander Nagar, 4th Part, comprised in Sy.No.37/5, 37/6, 38/1 of Grant Lyon Village, Ambattur Taluk, Thiruvallur Dist. Measuring 2873 sq. ft. (as per document) but actually it is only 2600 sq.ft if on measurement, Situate within the Sub Registration district of Red hills. Bounded By on,

East - 24' layout road
South - 24' layout road
West - Remaining land in Plot No 32F &G
North - Plot No.32E.

Reserve Price :Rs.25,00,000/- and the earnest money deposit will be - **Rs. 2,50,000/-**

Bid Increment Amount-Rs.50,000/-

The Earnest Money Deposit shall be deposited on or before **18.10.2021** till 4 pm to be deposited by way of D.D in favour of **Authorized Officer, CSB Bank Ltd** OR through RTGS/NEFT to **CSB Bank Ltd, A/c No : 044507000555382501** IFSC Code: **CSBK0000445**

Date & Time of Auction: **Date: 20.10.2021- Time between 11.00 AM to 12.00 PM**

Mode of Auction: **E- Auction**

Details of Auction service provider: **M/s E - Procurement Technologies Ltd (Auction Tiger)**

Mr. BHARATHI RAJU; Mobile: +91-8939000594;

Email : bharathi.raju@auctiontiger.net; tamilnadu@auctiontiger.net

For detailed terms and conditions of the sale please refer the link provided in the CSB Bank website (www.csbbank.com) or may contact Auction Tiger Mr.Bharathi Raju; bharathi.raju@auctiontiger.net; tamilnadu@auctiontiger.net - **8939000594** or may contact Authorised Officer, ARB Branch, CSB Bank Ltd, Ph. No. **9445554225**.

The sale will attract the provisions of Sec 194-IA of the Income Tax Act

Date: 07.09.2021

Place: Chennai

AUTHORISED OFFICER

CSB Bank Ltd

PROCEDURE AND DETAILS

1	Name and Address of the Secured Creditor	CSB Bank Ltd (erstwhile Catholic Syrian Bank Ltd) ARB Branch, Zonal Office, 7 th Floor, Rani Seethai Hall, Anna Salai, Chennai 600 006
2	Name and Address of the Borrower/ Guarantor	Mr.George Fernandes S/o Henry, 18/6, Anbazhagan Nagar, Kennedy Square Main road, Perambur Sembiam, Chennai - 600011.
3	Total liabilities	Rs.2,09,00,763/- (Rupees Two crores nine lakhs seven sixty three only) as on 12.08.2011 and further interest there on from 13.08.2011 and other expenses thereon
4a)	Mode of Auction :	E- Auction
b)	Details of Auction service provider :	E - Procurement Technologies Ltd (Auction Tiger) Mr. BHARATHI RAJU, Ph : +91-8939000594 Email : bharathi.raju@auctiontiger.net tamilnadu@auctiontiger.net Date : 20.10.2021
c)	Date & Time of Auction :	Time between 11.00 Am to 12.00 Pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale)
d)	Portal of E-Auction :	https://sarfaesi.auctiontiger.net
5	Details of Property:	Item No. 1- Land bearing Site No.A-21, at Sree Sakthi Avenue and building thereon duly approved by Thudiyaloor town Panchayat vide its No.477/2005-2006 dt 02.09.2005 comprised in S.No.511 of Thudiyaloor Village, Coimbatore North Taluk, Coimbatore Dist., measuring 1858 sq. ft. Or 4 cents & 116 sq. ft. Situated within the sub-Registration District of Periyanaickenpalayalam and Registration District of Coimbatore . In all measuring 1858 sq. ft. Bounded By on, East - Site No 22 South - Remaining Land in Sy No5H West - 25 Feet North to South layout Road North - 23 Feet East west Layout Road Item No.2 -Land bearing Site No.A-30 at Sree Sakthi Avenue and building there on duly approved by Thudiyaloor Town Panchayat vide its No.477/2005-2006 dt 02.09.2005 comprised in S.No.511of Thudiyaloor village, Coimbatore North Taluk, Coimbatore District, measuring 1676 sq. ft. Or 3 cents and 369 sq. ft. Situated within the Sub-Registration Dist. Of Periyanaickenpalayalam and Registration District of Coimbatore. Bounded By on, East - 23 Feet North to south Layout Road South - Site No A-31 West - Sy No 510 North - Site No A-35 Item No 3 : All piece and parcel of the property bearing Plot No.15, Class "C" old door No.15, Ne Door No.33, Loco Scheme 2 nd Street, jawahar Nagar, Chennai - 600082, comprised in R.S. No.198, T.S. No.26/11, Block No.2 of Ayanavaram village, Puraswalkam-perambur Taluk within the limit of Chennai Corporation measuring to the extent of 450 sq. ft. of undivided share, rights, title and interest over the land measuring 3230 sq. ft. and Residential Flat bearing No.S-1, in the second floor premises of the apartment known as ADHITI FOUNDATION having super built up area 975 sq. ft. (inclusive of proportionate common area) Bounded By on,

		<p>East - Plot No C-14 South - Plot No C-25 West - Plot No C 16 North - 30 feet wide Loco Scheme 2nd Street</p> <p>Item No.4: Plot No.32F&G, Thiruneelagander Nagar,4th Part, comprised in Sy.No.37/5, 37/6, 38/1 of Grant Lyon Village, Ambattur Taluk, Thiruvallur Dist. Measuring 2873 sq. ft. (as per document) but actually it is only 2600 sq.ft if on measurement, Situate within the Sub Registration district of Red hills.</p> <p>Bounded By on, East - 24' layout road South - 24' layout road West - Remaining land in Plot No 32F &G North - Plot No.32E</p>
6 a)	Reserve Price and EMD & last date of deposit of EMD :	<p>Item No.1:Rs.35,00,000/- and the earnest money deposit will be -- Rs. 3,50,000/-</p> <p>Item no.2: Rs.35,00,000/- and the earnest money deposit will be -- Rs. 3,50,000/-</p> <p>Item No.3 :Rs.30,00,000/- and the earnest money deposit will be -- Rs. 3,00,000/-</p> <p>Item No.4: Rs.25,00,000/- and the earnest money deposit will be -- Rs. 2,50,000/-</p> <p>and last date of deposit -18.10.2021 till 4 pm</p>
7	Other terms and conditions :	
a)	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.	
b)	The property can be inspected with prior appointment of Branch / Authorised Officer.	
c)	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.	
d)	EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, CSB Bank Ltd OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of CSB Bank Ltd, A/c No : 044507000555382501 IFSC Code: CSBK0000445 on or before 18.10.2021 till 4.00pm.	
e)	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 E - Procurement Technologies Ltd, Mr. Praveen Kumar Thevar Mobile : +91-9722778828, +91-9655591945, Email :praveen.thevar@auctiontiger.net	
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 18.10.2021 till 4.00 pm , to Authorised Officer CSB Bank Ltd, by hand or by email (arbchennai@csb.co.in) <ul style="list-style-type: none"> • Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No. • 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. • Bidders Name. Contact No. Address, E Mail Id. • Bidder's A/c details for online refund of EMD. 	
g)	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 Mr. BHARATHI RAJU, Mobile : +91-8939000594 Email :bharathi.raju@auctiontiger.net
h)	EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
i)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000.00 (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 50,0000/- as incremental value). 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.
j)	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.
k)	As per Sec 194-I A of income Tax Act,1961, TDS @ 1% or 0.75% will be applicable on the sale proceeds where the sale consideration is Rs. 50 lakhs and above. Payment should be made through Form 29QB incorporating Bank's Pan Number, in eligible cases.
l)	All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
m)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
n)	In case there are bidders who do not have access to the internet but interested in participating the E-Auction, they can approach CSB Bank, ARB Branch, Zonal Office, 7th Floor, Rani Seethai Hall, Anna Salai, Chennai 600 006 who, as a facilitating centre, shall make necessary arrangements.

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

Place: 07.09.2021

Date: Chennai

AUTHORISED OFFICER

CSB Bank Ltd