

Zonal Office, Chennai.

## SALE NOTICE

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 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 property mortgaged/charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of CSB Bank Ltd, Secured Creditor, will be sold on "As is where is" "As is what is" and "Whatever there is" condition on 25.08.2020 at 11.30 A. M for recovery of Rs. 2,04,70,468.76/- (Rupees Two Crore Four Lakhs Seventy Thousand Four Hundred Sixty Eight and Seventy Six Paise Only) as on 31.07.2020 due to the CSB Bank Ltd, Secured Creditor, from (1) ) M/s. ITG Energy Ltd, rep by Mr. Syed A Sadiq, Registered Office, G-7, Gems Court, 25, Khader Nawaz Khan Road, Nungambakkam, Chennai- 600 006 and guarantors Mr. Syed A Sadiq, No.37, Harlys Road, Kilpauk, Chennai- 600 010 and Mr. Subash Bhujbal, 1-2, HIG Colony, Adayar Apartments, Kottur Garden, Chennai- 600 085.

The reserve price will be Rs 2,05,00,000/- and the earnest money deposit will be Rs. 20,50,000/-

### Description of the property

All that part and parcel of vacant land admeasuring 0.583 Acres or 58.30 Cents of land under Survey Number 243/3F1 part (as per Patta No. 2312- Sy. No. 243/3F1B ) of Pudupakkam Village, Chengalpattu Taluk, Kancheepuram District, in the name of Mr. Syed A Sadiq as per Sale Deed No. 9087/2006 dt. 16.10.2006 of SRO Thiruporur and as per Patta No. 2312 S. No.243/3F1B)

### Bounded on:

North by: Property of Sy. No. 243/3F1 Part  
East By: Property of Sy.No. 243/3F2  
South By: Vandalur- Kelambakkam Road  
West By: Property of Sy. No. 243/3F1 Part

No known encumbrances over the property.  
Last date for submission of bid: 24.08.2020

For detailed terms and conditions of the sale, please visit :- [www.csb.co.in](http://www.csb.co.in)

Chennai  
03.08.2020

Authorised Officer

## TERMS AND CONDITIONS

1. The intending bidders should submit their requests in the prescribed Tender form in a sealed cover super-scribing sale A/c of "M/s. ITG Energy Ltd" along with Earnest Money Deposit (EMD) of Rs. 20,50,000/- being 10% of the reserve price by way of Demand Draft favouring CSB Bank Ltd payable at Chennai on any working day on or before 24.08.2020 between 11 AM and 4 PM directly to the Authorised Officer, CSB Bank Ltd, Chennai. The tender form and letter of authority can be obtained from the Branch Manager, ARB Branch, Chennai on any working day from 04.08.2020 to 24.08.2020 between 11 AM and 3.30 PM. \*If the date of sale or last day for submission of tender happens to be a holiday due to any reasons, sale will be conducted /EMD can be submitted on the next working day between the time aforementioned. 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.
2. Along with offer document, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax Department and his/her identity proof and the proof of residence.
3. The sealed tender will be opened by the Authorised Officer in the presence of principal bidder or their representatives on 25.08.2020 at 11.30 A. M. at the office of the Authorised Officer. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification. After opening the tender the Authorised Officer has absolute discretion to negotiate to raise the tender amount/permit interse-bidding among the participants to get maximum revised offer/price for the property.
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 and the balance within fifteen days from the date of confirmation of sale. Payment is to be made to the Authorised Officer in the form of Demand draft drawn in favour of CSB Bank Ltd, payable at, Chennai or by any other mode of payment. In case of default, the entire amounts 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 make arrangements for effecting transfer in the concerned authority/society/association.
6. 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 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.
7. The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the auction without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
8. The sale is subject to confirmation by the Bank.
9. The sale shall be under 'AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS CONDITION' and the purchaser should satisfy himself about the soundness of the title and deficiencies if any. Title documents can be verified/inspected by the intending purchaser from the bank.
10. 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.
11. The buyers should satisfy themselves on the extent, title, ownership, statutory approval, as to existence of any encumbrance, charges, payments etc, before participating in the auction. There is no encumbrance to the knowledge of the bank and E.C discloses nil encumbrances over the

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**CSB Bank Limited** Regd. Office: CSB Bhavan, St. Mary's College Road, Thrissur – 680020, Kerala, India.

CIN: U65191KL1920PLC000175 | Phone Banking: 1800 266 9090 | E-mail: [customer@csb.co.in](mailto:customer@csb.co.in) | [www.csb.co.in](http://www.csb.co.in)

- property.
12. The sale shall be considered only if the price offered is above the reserve price.
  13. The property can be inspected on 21.08.2020 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, ARB, Chennai before the date of inspection.
  14. This is Notice to the Borrower/guarantor and the Public in general. For more details visit our website [csb.co.in](http://csb.co.in).

Dated this the 03<sup>rd</sup> day of August 2020

Authorized Officer,