

AUCTION 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 property mortgaged/charged to the Secured Creditor, the Physical/actual 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 19.10.2023 for recovery of Rs. 2,64,20,963/- (Rupees Two Cores Sixty Four Lakhs Twenty Thousand Nine Hundred and Sixty Three only) as on 31.08.2023 plus future interest and penal interest and other expenses due to CSB Bank Ltd (Formerly The Catholic Syrian Bank Ltd.), Tuticorin branch, Secured Creditor from Borrower / Guarantor 1) M/s. J.M.J .Susee Travels, Partnership firm, 2A, Krishnarajapuram ,6th Street, Tuticorin-682002. (2) Mr. A.Thomas, Partner of M/s. J.M.J .Susee Travels, S/o. Mr.Antony, 2A, Krishnarajapuram 6th Street, Tuticorin-682002. (3). Mrs. Suseela Devi Partner of M/s. J.M.J .Susee Travels, W/o. Mr.A.Thomas, 2A, Krishnarajapuram 6th Street, Tuticorin-682002.

Reserve Price Fixed	EMD to be Deposited
Rs.90,00,000/- (Rupees Ninety Lakhs Only)	Rs.9,00,000/- (Rupees Nine Lakhs Only)

Bid will increased by an amount of Rs.1,00,000/- (Rupees One Lakh Only) in each turn

(Details of Properties to be sold in E-Auction)

Item No.1) All the parts and parcels of the property having extent of 3.013 cent with other improvements thereon in T.S. No:69 part in which Northern extent of 3.013 cents of housing site out of total extent on 8.05 cents of housing site with building bearing D. Nos:2A,2A/1,1A/2 & 2A3 in Tuticorin Town Village, Tuticorin Taluk, Tuticorin District, including pathway and all amenities standing in the name of T.Suseela Devi

Boundaries

North :East West Common Wall of houses of Madasamy and Mariappan

South :East West Common Wall & Houses of Rajarathinam



East : 2nd item Vacant site
 West : East west 40 feet width North South Road

Item No.2) All the parts and parcels of the property having extent of 2.502 cents with other improvements thereon in T.S.No:70, S.No:49/1A, 49/1B,49/2 in Tuticorin Town Village, Tuticorin Taluk, Tuticorin District including pathway and all amenities standing in the name of T.Suseela Devi

Boundaries

North : Property of Pallammal
 South : 3rd Item Property and Property of Shanmugavel and Palaniammal
 East : Property of Muthiah Vaduvar
 West : Property of Rajarathina Nadar & 1st Item Property

Item No.3) All the parts and parcels of the property having extent of 0.482 cents with other improvements thereon in T.S.No:70, S.No:49/1A,49/1B,49/2 in Tuticorin Town Village, Tuticorin Taluk, Tuticorin District including pathway and all amenities standing in the name of T.Suseela Devi

Boundaries

North : 2nd Item Property
 South : East-West Street
 East : Property of Muthiah Vaduvar
 West : Property of Shanmugavel and Palaniammal

Item No.4) All the parts and parcels of the property having extent of 1.997 cents out of total extent of 8.05 cents of housing site with a house bearing D.No:2 with other improvements thereon in T.S.No:69, in Tuticorin Town Village, Tuticorin Taluk, Tuticorin District including pathway and all amenities standing in the name of T.Suseela Devi

Boundaries

North : House Bearing D.No.2A
 South : House of Rajarathinam
 East : Houses of Suseela Devi, Shanmugavel and Palaniammal
 West : East West 40 feet width North South Road

All the parts and parcels of the properties as mentioned above having total extent of 7.994 cents of land laying together with building therein more fully



described in the registered sale deed Nos.1067/2003 and 401/2008 of Sub Registrar's office, Tuticorin Keelur.

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.

Date & Time of E-Auction	19.10.2023 Between 10.45 am to 11.45 am (With unlimited extension of 5 minutes' duration each till the conclusion of the sale)
--------------------------	--

Last Date for receipt of Tender documents (online): 17.10.2023. Scanned copy of the tender should be sent to arbcbe@csb.co.in on or before 17.10.2023. Hard copy of the Tender Documents should be submitted on or before 18.10.2023 to the authorised officer in a sealed cover.

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

LAST DATE FOR RECEIPT OF EMD: 17.10.2023

EMD may be deposited in the "CSB E-auction Sale Account" maintained at College Road Branch, Thrissur with account No. 0231-02593323-195001, IFSC Code CSBK0000231 through NEFT/RTGS.

For detailed terms and conditions of the sale please refer the link "Sale of Property in CSB Bank Ltd website(www.csb.co.in) or may contact Authorised Officer/Chief Manager, CSB Bank Ltd. Asset Recovery Branch (Ph – 0422 2383055, 9605791659 , 9846157188) e-mail id arbcbe@csb.co.in during office hours on any working day

04.09.2023
Coimbatore

Authorised Officer

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

This property with building thereon shall be sold in one lot and the Reserve Price is fixed for entire property.

(a) This is Notice to the Borrower/guarantor and the Public in general.

(b) The property will be sold in “as is where is”, “as is what is”, “whatever there is condition” & “without recourse basis” including encumbrances, if any. There is no encumbrance to the knowledge of the bank. However, 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 properties can be inspected, with prior appointment with Authorised Officer, on any working day between 10.00 AM and 5.00 PM.

(e) The property will not be sold below the Reserve Price fixed 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 for property 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 tamilnadu@auctiontiger.net/[support@ auctiontiger.net](mailto:support@auctiontiger.net), arbcbe@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 College Road Branch, Thrissur-680020, IFSC Code: CSBK0000231 on or before 17.10.2023. 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 1 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 17.10.2023, to respective email Id

mentioned above and scanned copy of the tender should be sent to arbcbe@csb.co.co.in on or before 17.10.2023. If the day be a holiday/strike, beyond the control of the bank the date for submission of documents in the prescribed mode will be extended till 5 p.m. of the next working day, (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 filed bid form in original to the respective Authorised Officer, CSB Bank Ltd., Asset Recovery Branch, No.54, 2nd Floor, Shiva Complex, Old Post Office Road, Coimbatore 641 018., on or before 18.10.2023 (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 7 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.1,00,000/-. 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, exclusive of such day or if the 15th day be Sunday or other holiday, then on the next working day after the 15th day before 3.00 pm 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 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) If the dues together with all costs, charges and expenses incurred are tendered at any time before the date fixed for sale or transfer, the secured asset will not be sold or transferred and no further step will be taken for transfer or sale of secured asset.

(o) As per Sec 194-I A of income Tax Act, 1961, TDS @1.00% will be applicable on the sale proceeds where the sale consideration is Rs. 50.00 lakhs and above. The buyer/s should bear the applicable TDS as per income Tax Act 1961 and make necessary arrangements for effecting registration.

(p) 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).



(q) 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 there for.

(r) 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.

(s) The participating bidder may visit the property in order to ascertain the exact location, extent 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.

(t) For further details contact the respective Authorised Officer of CSB Bank Ltd., Asset Recovery Branch, **No.54, 2nd Floor, Shiva Complex, Old Post Office, Road, Coimbatore 641 018. Contact Nos. 0422 – 2383055, 90726 01307, 96240 73696** [arbcbe@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, 079 6813 6854/55/51, 079 6813 6800, e-mail id:praveen.thevar@auctiontiger.net, tamilnadu@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.

**04.09.2023
Coimbatore**

**Authorised Officer
CSB Bank Ltd.**