

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 **09.09.2021** at 11.00 A. M for recovery of sum of Rs.31,24,778/- (Rupees Thirty one lakhs twenty four thousand seven hundred seventy eight only) as on **31.07.2021** with future interest, charges and costs thereon due to the Secured Creditor, CSB Bank Ltd, from the Borrower **Mr. S R Mahendran**, Prop. M/s Mohana Builders, No.270, Jaganathan Salai, Periyar Nagar, Chennai 600 082 and guarantors **Mr.E Hari Babu**, No. E 223, MMDA Colony, Arumbakkam, Chennai 600 106, **Mrs M Mohanasundari**, No.16/1, Vajravelu Street, Perambur, Chennai 600 011 and **Mr. S Johanes David**, No.51, Sundaram Pillai Street Purushawalkam, Chennai 600 007

The reserve price will be- **Rs 65,00,000/- (Rupees Sixty Five Lakhs only)**

The earnest money deposit will be- **Rs. 6,50,000/- (Rupees Six Lakhs fifty Thousand Only).**

Bid Increment Amount-Rs.50,000/-

The Earnest Money Deposit shall be deposited on or before **07.09.2021** 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 : 09.09.2021- 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

Details and description of the property

Property of Mr.E.Hari Babu as per Document No 2057/2006; dated 24.11.2006 and MOD document No 1844/2012

All that part and parcel of land with building admeasuring 2771.6 sq ft. bearing Plot No.16, Door No.250, Old Door No.111, Comprised in T S No.812/1B, Block No.16, Situated in Mettu Street, Gandhi salai, Chengalpattu, Chengapattu Town, Chengapattu Taluk, Kancheepuram District

Bounded by on:

North : Property in T S No. 813

South: Property in T S No.. 811/1A

East : Mettu Street

West : Property belongs to Kavitha and others

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: 18.08.2021

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	1. Mr. S R Mahendran, Prop. M/s Mohana Builders, No.270, Jaganathan Salai, Periyar Nagar, Chennai 600 082 2. Mr. E Hari Babu, No. E 223, MMDA Colony, Arumbakkam, Chennai 600 1062 3. Mrs. M Mohanasundari, No.16/1, Vajravelu Street, Perambur, Chennai 600 011 4. Mr. S Johanes David, No.51, Sundaram Pillai Street, Purushawalkam, Chennai 600 007
3	Total liabilities as on 31.07.2021	Rs.31,24,778/- (Rupees Thirty one lakhs twenty four thousand seven hundred seventy eight only) as on 31.07.2021 and further interest there on from 01.08.2021 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 Mobile : +91-8939000594 Email : bharathi.raju@auctiontiger.net tamilnadu@auctiontiger.net
c)	Date & Time of Auction :	Date : 09.09.2021 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:	All that part and parcel of land with building admeasuring 2771.6 sq ft. bearing Plot No.16, Door No.250, Old Door No.111, Comprised in T S No.812/1B, Block No.16, Situated in Mettu Street, Gandhi salai, Chengalpattu, Chengapattu Town, Chengapattu Taluk, Kancheepuram District
6 a)	Reserve Price	Rs 65,00,000/- (Rupees Sixty Five Lakhs only)
b)	EMD & last date of deposit of EMD :	Rs.6,50,000/- (Rupees Six lakhs fifty Thousand Only) & 07.09.2021 till 4 pm
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: CS-	

	BK0000445 on or before 07.09.2021 till 4.00pm.
e)	<p>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</p> <p>M/s E - Procurement Technologies Ltd Mr. Praveen Kumar Thevar Mobile : +91-9722778828, +91-9655591945 Email :praveen.thevar@auctiontiger.net</p>
f)	<p>After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 07.09.2021 till 4.00 pm, to Authorised Officer CSB Bank Ltd, by hand or by email (arbchennai@csb.co.in)</p> <ul style="list-style-type: none"> i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No. ii) 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. iii) Bidders Name. Contact No. Address, E Mail Id. iv) Bidder's A/c details for online refund of EMD.
g)	<p>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</p> <p>M/s E - Procurement Technologies Ltd Mr. BHARATHI RAJU, Mobile : +91-8939000594 Email :bharathi.raju@auctiontiger.net</p>
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, 7 th 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: 18.08. 2021

Date: Chennai

AUTHORISED OFFICER

CSB Bank Ltd