

SALE NOTICE

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) of the Security Interest (Enforcement) Rules 2002.

Notice is given to the public in general and in particular to the Borrower/partners and guarantors that the below described immovable properties mortgaged/charged to the Secured Creditor, the 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" on 09/03/2023 for recovery of total amount of Rs.38,98,92,964/- (Rupees thirty eight Crores ninety eight lakhs ninety two thousand nine hundred and sixty four) as on 16.02.2023 with further interest @ 13.5% per annum on Rs.136217011/-, @ 14% per annum on Rs.87068326/-and Rs.86861722 @ 15% per annum on Rs.8686172/-& Rs.71059733/- with monthly rests and penal interest @ 1% per annum from 17.02.2023 towards the loans till the date of repayment of the dues in full and other costs and expenses due to the CSB Bank Ltd, Secured Creditor, from;

1. M/s.Jacob & Sons Industries (Partnership), Managing Partner: Sri. Sajeew M.J., Door No.2/242, Karuvamkkad, Kundukad P.O., Thrissur, PIN : 680 021
2. M/s.MGC Bags & Umbrellas (Partnership), Managing Partner: Sri.Sajeew M.J., Door No.X/37/170, Adam Bazar, Rice Bazar, Thrissur – 680 001
3. M/s.Maliyakkal Enterprises(Partnership), Managing Partner: Sri.Ranjith M.J., 25/118/2 & 3, C.Janardhanan Smaraka, Complex, Mannadiar Lane, Thrissur – 680 001
4. M/s.MRS Traders (Partnership), Managing Partner: Sri.Sajeew M.J., Door No.X/837/6, First Floor, H.G. Mar Aprem Shashtipoorthi Building, Opp. Chaldean Syrian L.P.School, Latin Church Road, Erinjeri Angadi, Thrissur – 680001
5. M/s.Maliyakkal Industries (Partnership), Managing Partner: Sri.Sajeew M.J., X/837/6, First Floor, H.G. Mar Aprem Shashtipoorthi Building, Opp.Chaldean Syrian L.P.School, Latin Church Road, Erinjeri Angadi, Thrissur
6. Sri.Sajeew M.J. S/o.M.I.Jacob, Maliyakkal Madathumpady House, Kainoor P.O., Thrissur District, PIN :680014
7. Sri.Majosh M.J. S/o.M.I.Jacob, Maliyakkal Madathumpady House, Kainoor P.O., Thrissur District, PIN : 680014

8. Sri.Ranjith M.J. S/o.M.I.Jacob, Maliyakkal Madathumpady House, Kainoor P.O., Thrissur District, PIN : 680014
9. Smt.Mary Jacob. W/o.M.I.Jacob, Maliyakkal Madathumpady House, Kainoor P.O., Thrissur District, PIN : 680014 and
10. Sri.George Varghese, Paraka House, Avanamkode, Chowara P.O., Ernakulam District, PIN:683571

Details of opening Tender

PLACE OF AUCTION	DATE AND TIME
CSB Bank Ltd., Zonal Office, Thrissur, P.B.No.502, College View, St.Mary's College Road, Thrissur, PIN : 680 020.	09/03/2023 11.30 A. M

The Reserve prices fixed and EMD's are as follows;

Reserve Price	Earnest Money Deposit (EMD)
Rs.48,00,000/- (Rupees forty eight lakhs only)	Rs.4,80,000/- (Rupees four lakhs eighty thousand only)

Description of the property

All that part and parcel of property having an extent of 6.78 ares (16.75 cents) of land and building in Sy.No.129/1 of Kozhukully Village, Thrissur Taluk, Thrissur District owned and possessed by Sri.Sajeev M.J. as per Settlement Deed No.821/2014 of Kuttanellur, Sub-Registrar's Office.

Boundaries

East : Road

South : Road

North: Property of Vasu

West : Property of Rony

For detailed terms and conditions of the sale, please visit: - www.csb.co.in

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 “Sale – M/s.Maliyakkal Group” with details of property to be bid along with Earnest Money Deposit (EMD) as aforesaid – (being 10% of the reserve price of property) by way of Demand Draft/RTGS/NEFT favouring The CSB Bank Ltd, payable at Thrissur, on any working day on or before 08/03/2023 between 11 am and 4 pm directly to the Authorised Officer/The branch Manager, Thrissur Main branch. The tender form and letter of authority can be obtained from the Authorised Officer /Branch Manager, CSB Bank Ltd, Thrissur Main branch on any working day from 08/03/2023 between 11 am and 3.30 pm. 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. The sealed tenders in respect of properties as aforesaid will be opened in its sequential order by the Authorised Officer on 09/03/2023 at 11.30 a.m. in the presence of the available/attending bidders or their representatives.
3. 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.
4. The sealed tender will be opened by the Authorised Officer in the presence of principal bidders or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidders 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.
5. The successful bidder shall deposit 25% (inclusive of Earnest Money Deposited) of the bid amount in respect of property 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/RTGS/NEFT. In case of default, the entire amounts deposited till then shall be forfeited without any prior notice.

6. 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 of property in the concerned Sub Registry/authority/ society/ association.
7. 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.
8. 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.
9. The sale is subject to confirmation by the Bank.
10. The sale shall be under 'AS IS WHERE IS AND AS IS WHAT IS CONDITION' including encumbrance if any.
11. 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.
12. The buyers should satisfy themselves on the extent, title, ownership, statutory approval, as to existence of any encumbrance, charges, and payments etc, before participating in the auction.
13. The sale shall be considered only if the price offered is above the reserve price.
14. This is Notice to the Borrower/guarantor and the Public in general.
15. 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).
16. 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 auction or vary the terms and conditions of the auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.

17. 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.
18. The property can be inspected on any working day from 21/02/2023 to 08/03/2023 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, Thrissur Main Branch before the date of inspection.

Dated this 16th day of February 2023

Authorised Officer
CSB Bank Ltd.
Zonal Office, Thrissur