

SALE NOTICE

Account –(1) M/s. Mohana Builders, Prop. Mr. S R Mahendran and guarantors (2) Mr. E Hari Babu, (3) Mrs. M Mohanasundari and (4) Mr. S Johanes David – SARFAESI proceedings - Sale of property under 13(4) of SARFAESI Act 2002 in Rule-9 (1) of the Security Interest (Enforcement) Rules, 2002 - Sale Notice

The first of you being a proprietor borrowed money from CSB Bank Ltd (erstwhile The Catholic Syrian Bank Ltd) Peravallur branch guaranteed by No.2,3 & 4, .The No.2 Mr.Hari Babu mortgaged the property mentioned hereunder. Since committed default in repaying the dues, your account was classified as NPA.

We had issued Demand Notice dt. 14.07.2015 under Sec.13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made thereunder demanding repayment of Rs. 20,99,053.32 as on 30.06.2015 along with future interest, cost and charges thereon

Since you defaulted in repayment, the guarantor Mr.Hari Babu been called and given the consent for Sale of the Mortgaged Property Situated at Chengalpet, Chennai for Private Treaty under the SARFAESI Act 2002.

Pursuant to your consent for Sale, Possession Notice were served on the guarantor Mr.Hari babu at the mortgage premises and taken Physical Possession of the mortgaged property on 07.01.2021 at Chengalpet, Chennai.

It is decided to bring the property for sale under section 13(4) of SARFAESI Act and Rule-9 (1) of the Security Interest (Enforcement) Rules, 2002 by private treaty for realizing the dues. An amount of Rs. 20,99,053.32 as on 30.06.2015 along with future interest, cost and charges thereon.

Fifteen days Sale Notice is served on you for the sale of the mortgaged property

Property Description

All that part and parcel of land with unfinished construction thereon 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, Chengalpattu Town, Chengalpattu Taluk, Kancheepuram District (More fully described in schedule to the Partition Deed No. 2057/2006, Jt SRO 1, Chengalpattu) 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

Upset price is Rs.65,00,000/—10% of the E.M.D is Rs.6,50,000/-

Date of Auction – 30.03.2021 between 11.00 A.M to 1.00 P.M

Place of Auction – Zonal Office , Rani Seethai Hall, 7 th Floor , Chennai

Last date of Submission of Tenders – 29.03.2021 till 5.00 p.m

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.

For further details contact the Authorised Officer of CSB Bank Ltd., Asset Recovery Branch, at 7th Floor, Rani Seethai Hall, Anna Salai, Chennai- Contact Nos. 7338881148, 9445554225 during office hours on any working day.

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

Chennai
12.03.2021

Authorised Officer

TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions:

(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 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) The property can be inspected, with prior appointment with Authorised Officer, on any working day between 10.00 AM and 5.00 PM.

(d) For participating in the auction the intending bidders have to submit the duly filled up prescribed tender application form in a sealed cover superscribing “Sale **M/s.Mohana Builders,**” along with Earnest Money deposit which is 10% of the Reserve Price of the property i.e. **Rs 6,50,000/-** by demand draft favouring “CSB Bank Ltd, ” payable at **Chennai** on or before **29.03.2021 4.00 PM**. The DD Number, date and Name of Bank should be superscribed on the cover. The application shall be submitted to **the Branch Manager, CSB Bank Ltd, Peravallur Branch/ARB Branch, Chennai**

(e) Along with the offer document, the intending purchaser shall also attach a copy of the PAN Card, Identity Proof and Proof of residence. The bid amount is refundable, if the bid is not successful. The deposit amount shall be liable for forfeiture without any prior notice if the successful bidder fails to adhere to the terms of sale, time and commits default in any manner. The tender application form can be obtained from **Peravallur Branch-/Asset Recovery Branch-Chennai of CSB Bank Ltd on any working day during business hours on or before 26.03.2021.**

(f) The sealed tenders / Covers will be opened by the Authorised Officer in the presence of available/attending bidders or their authorised representatives on the date and time of auction. The Authorised Officer has absolute discretion to negotiate or raise the tender amount /permit interse bidding which will be on the multiples of **Rs.1,00,000/-** among the participants to get maximum revised offer/price for the property.

(g) 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. 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.

(h) 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.

Chennai Zonal Office: 7th Floor, Rani Seethai Hall, Anna Salai, Chennai 600 006

Tel: 044 28294193, 28291572, 9072601287 | E-mail: chennaizone@csb.co.in

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

CIN: L65191KL1920PLC000175 | Phone Banking: 1800 266 9090 | E-mail: customer@csb.co.in | www.csb.co.in

(i) All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

(j) 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.

(k) As per Sec 194-IA 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) 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).The bid shall be considered only if the price offered is above the reserve price.

(m) Authorised Officer/Bank 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.

(n) 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.

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

(p) For further details contact the Authorised Officer of **CSB Bank Ltd., Asset Recovery Branch, at 7th Floor, Rani Seethai Hall, Anna Salai, Chennai- Contact Nos. 7338881148, 9445554225 during office hours on any working day.**

Place: Chennai
Date:12.03.2021

Authorised Officer