

SKR/S-144 / /2021-2022

AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT).

Whereas, No 1 among the undernoted persons have borrowed money from **CSB Bank Ltd, Varkala Branch** and they owe the amounts with interest, cost and other charges thereon as mentioned against their name herein below.No 2,3 and 4 among the undernoted persons have stood as guarantors to the loan transaction. The Bank had issued notice under the SARFAESI Act and the Authorised Officer had taken symbolic possession of the property on 04-04-2018 and has decided to sell the property under Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002, by inviting tender from the general public. As per Sec 13(4) of the Act, Secured creditor is entitled to effect sale of the assets taken possession of and realise the proceeds towards outstanding balance. In accordance with the same, the Authorised officer intends to sell the schedule mentioned securities by way of public tender /auction

Borrowers/Guarantors	Facility/ Amount due to the Bank as on 23/08/2021
<p>(1) M/s Nexcell Mobiles (Borrower) Prop.Mr Nishad S Maithanam Varkala Thiruvananthapuram- 695 141</p> <p>Mr.Nishad S (Borrower) Prop of M/s Nexcell Mobiles Sherin Bhavan Akkaravila Nagar 68 Vadakkevila P O Kollam- 691 010</p> <p>Mr Nishad S (Borrower) Prop.Nexcell Mobiles K T Nagar 130, Kattuvayal,Vadakkevila P O Mundakkal, Kollam-691 010</p>	<p>Cash Credit Rs 2,54,83,483.20/-</p> <p>(Rupees Two Crores Fifty Four Lakhs Eight Three Thousand Four Hundred EightyThree and Paise Twenty only) with future interest, cost and other charges thereon.</p>
<p>(2) Mr.Chandrasekharan Pillai (GUARANTOR) Mangattu Todiyl Veedu Puthenchantha Vettoor, Varkala Thiruvananthapuram- 695 141</p>	
<p>(3) Mrs.Gomathy Amma (Late) (GUARANTOR) Mangattu Todiyl Veedu Puthenchantha Vettoor, Varkala Thiruvananthapuram- 695 141</p>	

(4) Mrs Sherin Nishad (GUARANTOR) W/o Nishad S Sherin Bhavan Akkaravila Nagar 68 Vadakkevila P O Kollam- 691 010	
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DESCRIPTION OF PROPERTY

All that parts and parcels of 12 Ares 90 sq mts of land with Residential and Commercial building comprised under Block No. 6 ,Re.Sy.No.81/3 (Old Sy No 1874/B) of Vetoor Village, Varkala (Old-Chirayinkeezhu) Taluk, Thiruvananthapuram District in the name of Mr.Chandrasekharan Pillai and life interest holder Mrs Gomathy Amma more specifically detailed in Settlement deed 2932/1991 of Varkala Sub Registrar's Office.

Boundaries as per :

North: Property of Thankamma and Beenakumari, Ramadasan Pillai

South: Property of Bindhu and Anithakumari

East : Road

West : Property of Binu

Reserve Price: - Rs. 56,00,000/- (Rupees Fifty Six Lakhs Only)

EMD - -Rs. 5,60,000 /- (Rupees Five Lakhs Sixty Thousand only)

INSPECTION OF PROPERTY	23/09/2021 (from 10.30 am to 01.00 pm)
Date,Time and place of Auction	28/09/2021 (10.30 am onwards) CSB Bank Ltd, Varkala Branch, .

Terms and Conditions of Auction

- 1) The intending bidders should submit their bids in the prescribed tender form in a sealed cover superscribing "**Sale -** " along with Earnest Money Deposit (EMD) by way of Demand Draft favouring **CSB Bank Ltd, Varkala branch** payable at **Thiruvananthapuram** on any working days on or before 24/09/2021 during business hours directly to the Branch Manager, CSB Bank Ltd, Varkala Branch. The DD number, date and bank's name should be superscribed on the cover. The tender form and letter of authority can be obtained from the **Branch Manager, CSB Bank Ltd, Varkala branch** on any working day on or before 27/09/2021 during business hours. 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 and the sale shall be conferred on the person making highest offer/Tender/Bid.
- 2) Along with the tender form, the intending purchaser shall also attach a copy of the PAN card issued by the IT Department and also his /her identity proof and proof of residence.
- 3) The sealed tender will be opened by the Authorised Officer in the presence of available/attending applicants or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification. The Authorised Officer has absolute discretion to negotiate / raise the offered amount/permit inter-se bidding among the participants to get maximum revised offer/price for the property. The sale shall be considered only if the bid is above the reserve price and the sale is subject to confirmation by the Bank (Secured Creditor). The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the sale without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
- 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 or on the next working day and the balance **within fifteen days** from the date of confirmation of sale or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made in the form of Demand draft drawn in favour of **CSB Bank Ltd, payable at Thiruvananthapuram**. In case of default, the entire amount 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 shall also comply with the provisions of IT Act. 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 and property will be sold on "**as is where is**", "**as is what is**", "**whatever there is condition**" & "**without recourse basis**" and no representation and warranties are given by the Bank relating to encumbrances, statutory liabilities etc., and the prospective buyers should satisfy themselves on the extent, title, ownership, statutory approvals as to existence of any encumbrance, charges, payments etc, before participating in the sale. 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 caused by fire, theft or other accidents and risk from the date of confirmation of sale by the Authorised Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
- 6) This is a notice to the Borrower, Guarantors and the Public in general and this notice is issued without prejudice to any other remedy available to the secured creditor.

For further information contact; Varkala Branch, Rainbow Castle, Temple Road, Maithanam, Varkala, Thiruvananthapuram, Kerala, PIN : 695141 Ph:9072601255 (on working days during business hours.)