



AUCTION SALE NOTICE

Auction Sale of Immovable Assets Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) and 9 of Security Interest (Enforcement rules)2002.

Whereas, the under noted persons have borrowed money from CSB Bank Ltd (formerly The Catholic Syrian Bank Ltd), **Market Road Branch, Ernakulam** and they owe the amounts with interest, cost and other charges thereon. The Bank had issued notice under the Act and the Authorised Officer had taken physical possession of the mortgaged property and the Bank 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 the Act, the Secured creditor is entitled to effect sale of the asset and realise the proceeds towards outstanding balance. In accordance with the same the Authorised Officer intend selling the schedule mentioned securities.

Name and Address of the secured creditor	CSB Bank Ltd (formerly the Catholic Syrian Bank Ltd), Market Road Branch, Ernakulam.
Name and address of the Borrower(s)/guarantor(s) : 1. Mrs Neena Agy, W/o Agy George, 14A Link Heights, Panampilly Nagar, Kochi – 682036 2. Mr Agy George, S/o Mr George, 14A Link Heights, Panampilly Nagar, Kochi – 682036 3. Mr P V Antony, S/o Mr Varkey, Pazhaveedan House, Poonithura, Kochi – 682038 Also residing at May flower, Thripithi Line, Chambakara, Poonithura P O, Kochi – 682038 4. Annamma Antony, Pazhaveedan House, Poonithura, Kochi – 682038 Also residing at May flower, Thripithi Line, Chambakara, Poonithura P O, Kochi – 682038. Amount due to the Bank as on 30.09.2021 in ODM : Rs 1,88,81,383.25 (Rupees One Crore Eighty Eight Lakhs Eighty One Thousand Three Hundred Eighty Three And Twenty Five Paise Only) with costs and other expenses. The said property is also charged to LMV in the name of Agy George.	
Date, time and place of auction	10.11.2021 at 11.30 AM Place: CSB Bank Limited (Formerly The Catholic Syrian Bank Limited), Asset Recovery Branch, Valanjambalam, Chittoor



	Road, Ernakulam South, Kochi - 682 016.
Details of Property	All that part and parcel of land admeasuring 12.14 Ares along with improvements therein Re Sy No 553/1 (old Sy No 577/1A), Block No 8 of Vazhakkala Village, Kanayannur Taluk, Ernakulam District in the ownership of Mr Agy George (More fully described in schedule of Sale Deed No 1314/07 of SRO Thrikkakkara) bounded as follows (as per title document):- North : Vazhy South : Remaining property in the name of Philip V M East : 3.6 Meter pathway West : Property in Re Sy No 553/1
Reserve Price	Rs 2,40,00,000/- (Rupees Two Crore Forty Lakhs Only)
Earnest Money Deposit (EMD)	Rs 24,00,000/- (Rupees Twenty Four Lakhs Only)

Terms and Conditions of Auction

- 1) The intending bidders should submit their request/application in the prescribed tender application form in a sealed cover superscribing "Sale – A/c of Neena Agy" to the Branch Manager, CSB Bank Ltd, "Asset Recovery Branch, Ernakulam" on any working day during office hours on or before 09.11.2021. Along with the application, Earnest Money Deposit (EMD) of Rs 24,00,000/- (Rupees Twenty Four Lakhs Only) being 10% of the Reserve Price by way of Demand Draft favouring "CSB Bank Ltd, Payable at Ernakulam" shall also be submitted. DD Number, date and name of drawer bank should be superscribed on the cover. The tender application form and letter of authority can be obtained from the Branch Manager, CSB Bank Ltd, Asset Recovery Branch, Ernakulam on any working day during office hours on or before 09.11.2021. 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 commits 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 Income Tax Department and also his /her identity proof and proof of residence.



- 3) The sealed tender will be opened by the Authorised Officer on 10.11.2021 at 11.30 AM in the presence of available/attending bidders or their representatives.
- 4) The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification.
- 5) The Authorised Officer has absolute discretion to negotiate to raise the tender amount/permit inter-se bidding among the participants to get maximum revised offer/price for the property.
- 6) The Authorised Officer has the absolute right to accept or reject the bid 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.
- 7) Sale is subject to confirmation by Bank. The secured assets will not be sold for an amount below the reserve price.
- 8) 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 favouring "CSB Bank Ltd Payable at Ernakulam". In case of default, the entire amount deposited till then shall be forfeited without any prior notice.
- 9) 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 in the concerned authority. The provision as per Sec 194 - I A of Income Tax Act, 1961 is applicable as the case may be.
- 10) 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”** condition 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 auction

- 11) 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.
 - 12) The property can be inspected on 27.10.2021 between 2 PM and 5 PM after taking prior appointment. Interested purchasers may contact the Branch Manager, CSB Bank Ltd, Asset Recovery Branch, Ernakulam before the date of inspection.
 - 13) The borrower/guarantors attention is invited to provisions of sub section (8) of Section 13 of the SARFAESI act in respect of time available to redeem the secured assets.
 - 14) This is a Notice to the Borrower 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, 9072614041, 9072614042, 9072614043

Place: Ernakulam
Date: 16.10.2021

The Authorised Officer & Chief Manager
CSB Bank Ltd