

APPENDIX IV-A
[Refer proviso to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

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 hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Secured Creditor, will be sold "As is where is", "As is what is", and "Whatever there is" on **07.03.2022** for recovery of **Rs. 6,88,48,448.53 as on 31.01.2022** plus interest w.e.f 01.02.2022 due to the Secured Creditor, CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Vapi Branch, Ground Floor, Orbit Enterprises, Mahalaksmi Society, Vapi Daman Road, Chala, Vapi, Valsad District, Gujarat - 396191 from Borrower, **M/s Candour Butyl Pvt Ltd**, Super tyre, CM-3, NH No. 8, GIDC Cross Road, Vapi, Gujarat- 396195 and the guarantors **Mr. Sajju Sivan, Mrs. Jagada Sivan and Mrs. Manju Sivan** all residing at Sivan House, Plot No. 212/213, GIDC Residential area, Saurabh Society, Vapi, Valsad, Gujarat-396195

The reserve price will be **Rs. 3,00,00,000/-** (Rupees Three Crores only) and the earnest money deposit will be **Rs. 30,00,000/-** (Rupees Thirty Lakhs only)

(Description of Immovable Property)

All that piece and parcel of property being industrial NA land admeasuring 2388 Square Meters with factory building there on situated and lying in Plot No. 8, Sy No. 376/2, Zari causeway Road, Village Kachigam, Taluk Nani Daman, District Daman (U T of Daman & Diu) in the name of M/s Candour Butyl Pvt Ltd and bounded as under

On or towards the West : By Internal Road of the same property

On or towards the East : By the property bearing Sy No. 377

On or towards the North : By the piece or parcel of Plot No. 9 of the same property

On or towards the South : By the piece or parcel of Plot No. 7 of the same property

Along with machinery stored inside the factory premises as listed below:-

	DESCRIPTION OF MACHINE	Quantity
1	Banbury Rubber Mixure Machine- FA-40 Model -125 HP Elect Motor- 8MT/Day Capacity	1
2	Kneader Make Rubber Moxure-Extrusion Line -75 Litres Capacity – 100 HP Motor	1
2	Kneader Make Rubber Moxure-Extrusion Line -35 Litres Capacity – 60 HP Motor	1
4	Rolling Mill Size 16 X 42 inches with 60 HP Motor	3
5	Rubber Extruder 6" Hot Feed –Famm Make 52 HP	1
6	Rubber Extruder 6" Hot Feed –42 HP	1
7	Spiicing Machine L& T Automatic Machine	1
8	Splicing Chillar – F FT Size	4
9	Tube Curing Press 45" Proden Engg	8
10	Tube Curing Press 55" Proden Engg	1
11	Thermex Boiler 600 KG per Hour capacity	2
12	Cooling Conveyor 61.5 Ft	1
13	Cooling Conveyor 60 Ft – 4 HP Motor	1
14	Feeding Conveyor 16.5 ft	2
15	Water Cooling Tower – Forced Draft Type	1
16	Circulation Water Pump 5 HP	1
17	Cooling Tower Water Pump – 3 HP	2
18	Circulation Water Pump 3 HP	3
19	Green Tube Storage Trolley - Size	14
20	Rubber Cutting Machine	2
21	I R Make Air Compressor 20 HP – 200 LBS	6
22	11 KV-415 V Elect Transformer – 250 KVA	1
23	11 KV-415 V Elect Transformer – 500 KVA	1

24	D G Set 200 KVA Crompton Greaves	1
25	D G Set 63 KVA Crompton Greaves	1
26	Vacuum Pump – 5 HP	2
27	Tube Moulds –Assorted Size	39
28	Bail Cutter 3 HP	2
29	Powder Tank	1
30	Hydraulic Press for Sample Curing – 18 X 18 inches – 18 X 18 inches – HP	1
31	Lifting Trolley 3 HP	1
32	Tube Booking Trolley	13
33	Oil Storage Tank 1400 Lit	4
34	Air Storage Tanks	2
35	Water Tanks 1700 Lit	1
36	LDO Tank 1700 Lit	1
37	LDO Tank 1400 Lit	1
38	Electrical Weigh scale	3
39	Mechanical Weigh Scale	3
40	Tube Valve Repairing Machine	1
41	Valve Repairing Machine	1
42	HDPE Sintex Make Tank – 10000 Lit	2
43	BVC Solution Stirrer – 100 Lit	1
	Engineering Department	
1	2 HP L L Lathe – 5.5 Ft	1
2	Shaper Machine	1
3	Hand Grinder A G -7	1
	Laboratory Equipments	
1	Computerised Tensile Tester – 1HP for R & D Purpose	1
2	1 HP Abrasion Machine Motor	1
3	Ash content apparatus	1
4	Melting Point Appartus	1
5	Flash Machine Appartus	1
6	Sample Cutting Machine	1
7	Distillation Unit	1
8	Elect Weigh Scale for Lab	1
9	Elect Oven for Laboratory	1
10	Oscillating Disc Rheometer –Future Foundation	1
11	Muffle Furnace 230 V/22500 Watt	1
12	Ageing Oven	1
13	Elect Stirrer	1
14	Say Bolt Disco meter	1
15	Zahn Discometer	1
16	Manule Weigh scale	3
17	Two pan Weigh scale	1
18	Digital Weigh Scale	3
19	Dunbell Testing Die	1
20	Hydraulic Press – 2HP	1
21	Test Slab Curing Mold	1
22	Trade Rubber Molds	38

For detailed terms and conditions of the sale, please refer to the link provided in CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Secured Creditor’s website i.e www.csb.co.in

Date: 03.02.2022

Place: Mumbai

Authorised Officer
CSB Bank Limited

CSB Bank Limited, Registered Office, Thrissur

Zonal Office, Jolly Makers Chambers II, 4th Floor, Vinay K Shah Marg, Nariman Point, Mumbai -21

Phone: 64503181, 82, 83 Fax: 22641871 e-mail: westernzone@csb.co.in

CIN : U65191KL1920PLC000175

CSB...Support all the way

Details of opening Tender

Place of Auction	Date and Time
CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Vapi Branch, Ground Floor, Orbit Enterprises, Mahalaksmi Society, Vapi Daman Road, Chala, Vapi, Valsad District, Gujarat - 396191	07.03.2022 at 11.00 a.m.

Reserve Price: **Rs. 3,00,00,000/- (Rupees Three Crores only)** – {Rs. 2,62,00,000/- for immovable property and Rs. 38,00,000/- for Machinery lying inside the factory premises}

Earnest money: **Rs. 30,00,000/- (Rupees Thirty Lakhs only)**

TERMS AND CONDITIONS

- The intending bidders should submit their request/application in the prescribed tender application form in a sealed cover superscribing "Sale – A/c of **"M/s Candour Butyl Pvt Ltd"** to the Branch Manager, CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Vapi Branch on any working day during office hours on or before 05.03.2022. Along with the application, Earnest Money Deposit (EMD) of **Rs. 30,00,000/-** being 10% of the Reserve Price by way of Banker's Cheque/ Demand Draft favouring "CSB Bank Limited Vapi, payable at Vapi 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 Authorised Officer or Branch Manager, CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Vapi Branch on any working day during office hours on or before 05.03.2022. 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;
- The sealed tenders will be opened by the Authorised Officer on 07.03.2022 at 11.00 a.m in the presence of the available/attending bidders or their representatives. The authorized representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary proof of identification.
- Along with the offer document, 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.
- After opening the tender the Authorised officer has absolute discretion to negotiate or to raise the tender amount/permit interse bidding among the participants to get the maximum revised offer/price for the property.
- The successful bidder shall deposit 25% of the bid amount including EMD immediately on the sale being knocked down in his/her favour on the same day or not later than next working day and the balance on or before 15 days from the date of confirmation of sale of the immovable property or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made to the Authorised Officer in the form of Banker's Cheque/Demand Draft favouring "CSB Bank Limited., payable at Vapi". In case of default, all amounts deposited till then will be forfeited without any prior notice;
- The immovable property described herein above shall remain and be at 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 bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law.
- 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 the sale without any prior notice;
- Sale is subject to confirmation by the bank.

CSB Bank Limited, Registered Office, Thrissur

Zonal Office, Jolly Makers Chambers II, 4th Floor, Vinay K Shah Marg, Nariman Point, Mumbai -21

Phone: 64503181, 82, 83 Fax: 22641871 e-mail: westernzone@csb.co.in

CIN : U65191KL1920PLC000175

CSB...Support all the way

- j. Sale of properties shall be as under “As is where is”, “As is what is”, and “Whatever there is” including encumbrances if any;
- k. The Bank will not be responsible for any charges, lien, Encumbrance, property tax, or any other dues to the government or anybody in respect of the property under sale.
- l. The buyer/s should satisfy themselves on the extent, title, ownership, statutory approvals etc and existence of any encumbrances, property tax or any other dues to the government or anybody in respect of the property under Sale.
- m. Sale shall not be accepted if the bid is below the reserve price.
- n. The property can be inspected on 05.03.2022 between 1 P M and 5 P M purchasers who are interested may contact the Branch Manager, Vapi Branch before the date of inspection.
- o. For any other information contact: Branch Manager, CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Vapi Branch, Ground Floor, Orbit Enterprises, Mahalaksmi Society, Vapi Daman Road, Chala, Vapi, Valsad District, Gujarat - 396191

Date: 03.02.2022
Place: Mumbai

Authorised Officer
CSB Bank Limited

CSB Bank Limited, Registered Office, Thrissur

Zonal Office, Jolly Makers Chambers II, 4th Floor, Vinay K Shah Marg, Nariman Point, Mumbai -21

Phone: 64503181, 82, 83 Fax: 22641871 e-mail: westernzone@csb.co.in

CIN : U65191KL1920PLC000175

CSB...Support all the way