

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 and guarantors 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 Ltd formerly the Catholic Syrian Bank Ltd, Secured Creditor, will be sold on "As is where is" "As is what is" and "Whatever there is" on 15.10.2019 for recovery of Rs.94,45,452/- (Rupees Ninety Four Lakhs Forty Five Thousand Four Hundred Fifty Two Only) as on 31.05.2018 due to the CSB Bank Ltd, Secured Creditor, from M/s.Manikutty Tours & Travels, Prop.Sri.Thomas P.L.,VCM Building, Room No.XV/ 1005, Wadakanchery, Thrissur District and the guarantors, Smt.Alphonsa Thomas, W/o.Thomas P.L., & Sri.Sabu Thomas, S/o.Thomas P.L, all are residing at Panengadan House, Parlikad P.O., Thrissur District, PIN: 680623

The reserve price will be Rs-54,00,000/- (Rupees Fifty-Four Lakhs Only) and the earnest money deposit will be Rs. 540000/- (Rupees Five Lakhs Forty Thousand Only)

Description of the property

All that part and parcel of property having an extent of 56.683 cents of land and building with right to use way over 11.24 cents comprised under Sy.No.352/2, 353 and 356 of Parlikkad Village, Thalappilly Taluk, Thrissur District owned and possessed by Sri.Thomas P.L. vide Sale Deeds No.1321/1992, 1281/1996 and 1145/1996 and Patta No.577/2008 of Thrissur, Sub-Registrar's Office.

Boundaries:

East : Road and Property of Mukundan
North: Private Road, Property of Thattan Narayanankutty & Krishnanunni
West: Private Road, Property of Krishnan
South: Property of Kesavan Namboothiri

Nine entries were seen reflected over the encumbrance certificate taken and details of those entries will be available from the website provided below. All these transactions were effected after creating mortgage in favour of the Bank.

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

Thrissur
04.09.2019

Authorised Officer

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.	15.10.2019 11.30 A. M

Reserve Price: Rs-54,00,000/- (Rupees Fifty Four Lakhs Only)

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 "Manikutty Tours & Travels" along with Earnest Money Deposit (EMD) of Rs. 5,40,000/- being 10% of the reserve price by way of Demand Draft favouring The CSB Bank Ltd, payable at Thrissur, on any working day on or before 14.10.2019 between 11 AM and 4 PM directly to the Authorised Officer. The tender form and letter of authority can be obtained from the Authorised Officer or Branch Manager, The CSB Bank Ltd, Wadakkanchery Branch on any working day from 06.09.2019 to 14.10.2019 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 will be opened by the Authorised Officer on 15.10.2019 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 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 drawn in favour of CSB bank Ltd, payable at Thrissur. 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 in the concerned 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 reflected over EC.
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. There are Nine transactions were reflected over the encumbrance certificate obtained and details of those transactions are provided below.
13. The sale shall be considered only if the price offered is above the reserve price.
14. The property can be inspected on any working day from 01.10.2019 to 10.10.2019 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, Wadakkanchery Branch before the date of inspection.
15. This is Notice to the Borrower/guarantor and the Public in general.
16. 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.

17. As per Sec 194-I A of income Tax Act,1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs. 50 lakhs and above

The details of transactions reflected over the encumbrance certificate.

- i. Attachment effected by Thrissur Sub court in O.S.295/15 in IA.565/20165 on 10.12.2015 (Amount not specified)
- ii. Attachment effected by Thrissur Sub court in O.S.187/2016 in IA.3282/2016 on 16.08.2016 for an amount of Rs.2700,000/-.
- iii. Attachment effected by Wadakkanchery Munsiff court in O.S.674/2016 in IA.2462/2016 on 07.10.2016 for an amount of Rs.672709/-.
- iv. Attachment effected by Wadakkanchery Munsiff court in O.S.721/2016 in IA.2620/2016 on 28.10.2016 for an amount of Rs.258666/-.
- v. Attachment effected by Wadakkanchery Munsiff court in O.S.722/2016 in IA.2622/2016 on 28.10.2016 for an amount of Rs.257666/-.
- vi. Attachment effected by Wadakkanchery Munsiff court in O.S.404/2017 in IA.1564/2017 on 29.07.2016 for an amount of Rs.155250/-.
- vii. Attachment effected by Wadakkanchery Munsiff court in O.S.406/2017 in IA.1568/2017 on 29.07.2016 for an amount of Rs.155250/-.
- viii. Attachment effected by Thrissur Sub court in O.S.187/2016 in EP. 219/2018 in EA 657/2018 on 30.11.2018 for an amount of Rs.3049180/-.
- ix. RR attachment proceedings for Rs.789030/- by Motor Vehicle department being motor vehicle tax (transport Vehicle)

Date: 04thSeptember, 2019.

Authorized Officer