

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 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 **29.03.2023** for recovery of **Rs. 1,35,98,902.75 as on 31.01.2023** plus interest w.e.f 01.02.2023 due to the Secured Creditor, CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Vashi Branch, Shop No : 5 to 10, Plot No. 110 & 111, Ground Floor, Shabi Complex, Sector 12 ,Vashi , Navi Mumbai, Maharashtra – 400703 from Borrower, **M/s Nimitta Agro Pvt Ltd**, 512, Thacker Tower, Plot No. 86, Sector -17, Vashi, Navi Mumbai- 400703 (M/s Nimitta Agro Pvt Ltd, Flat No. 401, Vishwa Siyona, Plot No. 143, Sector -23, Ulwe, Navi Mumbai-410206) and the guarantors **Mr. Nitin Satish Mittal**, Director- M/s Nimitta Agro Pvt Ltd, Flat No. 401, Vishwa Siyona, Plot No. 143, Sector -23, Ulwe, Navi Mumbai-410206 (Mr. Nitin Satish Mittal, Parnakuti, Chandrika Society, Bibwewadi, Pune- 411037) and **Mrs. Rima Mittal**, Director- M/s Nimitta Agro Pvt Ltd, Flat No. 401, Vishwa Siyona, Plot No. 143, Sector -23, Ulwe, Navi Mumbai-410206 (Mrs. Rima Mittal, E-802, Sai Residence, Sector 15, CBD Belapur, Navi Mumbai-400614)

The reserve price will be **Rs. 68,00,000/-** (Rupees Sixty Eight Lakhs only) and the earnest money deposit will be **Rs. 6,80,000/-** (Rupees Six Lakhs Eight Thousand only)

(Description of Immovable Property)

All that part and parcel of property being Flat No. 401 admeasuring 777 Sq ft carpet area situated on the 4th floor of the building known as "Vishwa Siyona" situated at Plot No. 143, Sector -23, Village Ulve, Navi Mumbai, Maharashtra and bounded as under

On or towards East	: By Open Plot
On or towards South	: By Road
On or towards West	: By Building
On or towards North	: By Building

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: 24.02.2023

Place: Mumbai

Authorised Officer
CSB Bank Limited

Zonal Office, Mafatlal House, Ground Floor, Backbay Reclamation, H T Parekh Marg, Churchgate, Mumbai -20,
Phone: 022-22821452 e-mail: westernzone@csb.co.in

CSB Bank Ltd. Read. Office: CSB Bhavan. St. Marv's College Road. Post Box No. 502. Thrissur 680 020. Kerala. India.

Ph.: +91 487 2333020 | 24x7 Toll free: 1800 266 9090 | Fax: +91 487 2338764 | Email: customercare@csb.co.in | www.csb.co.in | CIN: L65191KL1920PLC000175

Details of opening Tender

Place of Auction	Date and Time
CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Vashi Branch, Shop No : 5 to 10, Plot No. 110 & 111, Ground Floor, Shabi Complex, Sector 12 ,Vashi , Navi Mumbai, Maharashtra – 400703	29.03.2023 at 11.00 a.m.

Reserve Price: **Rs. 68,00,000/-** (Rupees Sixty Eight Lakhs only)

Earnest money: **Rs. 6,80,000/-** (Rupees Six Lakhs Eight Thousand 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 Nimitta Agro Pvt Ltd**” to the Branch Manager, CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Vashi Branch on any working day during office hours on or before 28.03.2023. Along with the application, Earnest Money Deposit (EMD) of **Rs. 6,80,000/-** being 10% of the Reserve Price by way of Banker's Cheque/ Demand Draft favouring “ CSB Bank Limited, Vashi, payable at Vashi 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, Vashi Branch on any working day during office hours on or before 28.03.2023. 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 29.03.2023 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 Vashi”. 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.

Zonal Office, Mafatlal House, Ground Floor, Backbay Reclamation, H T Parekh Marg, Churchgate, Mumbai -20,
Phone: 022-22821452 e-mail: westernzone@csb.co.in

CSB Bank Ltd. Read. Office: CSB Bhavan. St. Marv's College Road. Post Box No. 502. Thrissur 680 020. Kerala. India.

Ph.: +91 487 2333020 | 24x7 Toll free: 1800 266 9090 | Fax: +91 487 2338764 | Email: customercare@csb.co.in | www.csb.co.in | CIN: L65191KL1920PLC000175

- h. 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;
- i. Sale is subject to confirmation by the bank. Sale of properties shall be as under "As is where is", "As is what is", and "Whatever there is" including encumbrances if any;
- j. 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.
- k. 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.
- l. Sale shall not be accepted if the bid is below the reserve price.
- m. 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.50.00 lakhs and above.
- n. The buyer/s should bear the applicable TDS as per Income Tax Act, 1961 and make arrangements for effecting registration.
- o. The property can be inspected on 28.03.2023 between 1 P M and 5 P M purchasers who are interested may contact the Authorised Officer/Branch Manager, Vashi Branch before the date of inspection.
- p. The borrower/guarantors attention is invited to provisions of sub section 13 of the act in respect of time available to redeem the secured assets. 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 steps will be taken for transfer or sale of the secured asset.
- q. 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.
- r. For any other information contact: Authorised Officer/Branch Manager Vashi Branch, Ground Floor, Mafatlal House, Backbay Reclamation, HT Parekh Marg, Churchgate, Mumbai -400020 @8655004768 / 022-22821452.

Date: 24.02.2023
Place: Mumbai

Authorised Officer
CSB Bank Limited