

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 **08.11.2023** for recovery of **Rs. 3,53,23,477.00 as on 31.08.2023** plus interest w.e.f 01.09.2023 due to the Secured Creditor, CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Mumbai Fort Branch, Mafatlal House, Ground Floor, Backbay Reclamation, HT Parekh Marg, Churchgate, Mumbai - 400020 from Borrower, **M/s Niumec Engineering Pvt. Ltd**, through its CEO Mr. Balraj Singh Mander, L-93, MIDC, Taloja, Dist- Raigad, Navi Mumbai-410208 and the guarantors, **Ms. Jaspal Kaur Mander**, Director, 33/502, NRI Complex, Seawoods Estate, Palm Beach Road, Sector – 54, Nerul, Navi Mumbai 410706 **Also at** Millwoods Road East, Edmonton I, AB T6L 5K8, Canada, **Mr. Brinder Singh**, Director, Flat No. 202, Sector 14, Plot No. 47/52, Kopar Khairane, Thane, Navi Mumbai- 400706 and **Mrs. Surinder Kaur Mander**, Flat No. 702, 46-D, Shahid Kalani Marg, Ganga Lakshmi Sadan Co-operative Housing Society, Sindhi Society, Chembur, Mumbai-400071

The reserve price will be **Rs. 1,40,00,000/-** (Rupees One Crore Forty Lakhs only) and the earnest money deposit will be **Rs. 14,00,000/-** (Rupees Fourteen Lakhs only)

(Description of Immovable Property)

Residential Flat No. 702, admeasuring 726 sq.ft. Carpet area situated on the 7th floor, B-wing of the building named "Ganga Laxmi Sadan Co-op HSG Soc. Ltd., constructed on land bearing Plot no. 46D in Sindhi Society, Acres Club, Shaheed Hemu Kalani Road, Chembur, Mumbai and bounded as under:-

On or towards East	: By Building No. B-2
On or towards West	: By Building No. A-1
On or towards North	: By Road
On or towards South	: By C Wing

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. The property can be inspected on 04.11.2023 between 1 P M and 4 P M purchasers who are interested may contact the Authorised Officer/Branch Manager, Mumbai Fort Branch before the date of inspection.

Date: 20.09.2023

Place: Mumbai

Authorised Officer
CSB Bank Limited

CSB Bank Limited, Registered Office, Thrissur

Zonal Office, Mafatlal House, Ground Floor, Backbay Reclamation, H T Parekh Marg, Churchgate, Mumbai -20

Phone: 022-22821452 e-mail: westernzone@csb.co.in

CIN : U65191KL1920PLC000175

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Details of opening Tender

Place of Auction	Date and Time
CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Mumbai Fort Branch, Ground Floor, Mafatlal House, Backbay Reclamation, HT Parekh Marg, Churchgate, Mumbai -400020	08.11.2023 at 11.00 a.m.

Reserve Price: **Rs. 1,40,00,000/-** (Rupees One Crore Forty Lakhs only)

Earnest money: **Rs. 14,00,000/-** (Rupees Fourteen 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 Niumec Engineering Pvt. Ltd" to the Branch Manager, CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Mumbai Fort Branch on any working day during office hours on or before 07.11.2023. Along with the application, Earnest Money Deposit (EMD) of **Rs. 14,00,000/-** being 10% of the Reserve Price by way of Banker's Cheque/ Demand Draft favouring " CSB Bank Limited, Mumbai Fort, payable at Mumbai Fort 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, Mumbai Fort Branch on any working day during office hours on or before 07.11.2023. 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 08.11.2023 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 Mumbai Fort". 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. Sale of properties shall be as under "As is where is", "As is what is", and "Whatever there is" including encumbrances if any;
- 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.

CSB Bank Limited, Registered Office, Thrissur

Zonal Office, Mafatlal House, Ground Floor, Backbay Reclamation, H T Parekh Marg, Churchgate, Mumbai -20

Phone: 022-22821452 e-mail: westernzone@csb.co.in

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- 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 04.11.2023 between 1 P M and 4 P M purchasers who are interested may contact the Authorised Officer/Branch Manager, Mumbai Fort 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, Mumbai Fort Branch, Ground Floor, Mafatlal House, Backbay Reclamation, HT Parekh Marg, Churchgate, Mumbai -400020 @8655004768 / 022-22821452.

Date: 20.09.2023
Place: Mumbai

Authorised Officer
CSB Bank Limited

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