

EKMARB/SEC-175//2021-22

13/08/2021

**AUCTION SALE NOTICE**

**Sale of Immovable Properties Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT)**

Whereas, the under noted persons have borrowed money from **CSB Bank Ltd, Angamaly Branch** and they owe the amounts with interest, cost and other charges thereon as mentioned against their name herein below. The Bank had issued notice under the Act and the Authorised Officer had taken possession of the property on 06/11/2019 and 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 Sec 13(4) of the Act, Secured creditor is entitled to effect sale of the assets taken possession of and realise the proceeds towards outstanding balance. In accordance with the same, the Authorised officer intend selling the schedule mentioned securities by way of public tender /auction.

<b>Borrowers/Guarantors</b>	<b>Facility/ Amount due to the Bank as on 31.07.2021</b>
<b>M/s Surya Spices - Prop. Sri. K.A. Stephen</b> Kuriath House, Okkal P.O., Kochi, Pin - 683550 <b>Smt. Binu Stephen</b> , Kuriath House, Okkal P.O., Kochi, Pin - 683550	Cash Credit : Rs. 11,69,35,117/-
<b>Sri. K. A. Stephen</b> , Prop.M/s Surya Spices, Kuriath House, Okkal P.O., Kochi, Pin - 683550. <b>Smt. Binu Stephen</b> , Kuriath House, Okkal P.O., Kochi, Pin - 683550	Lease Rental Discounting : Rs.74,67,668/-
Total : <b>Rs. 12,44,02,785/-</b> (Rupees Twelve Crore Fourty Four Lakhs Two Thousand Seven Hundred and Eighty Five only) <b>with future interest, cost and other charges thereon.</b>	

**DESCRIPTION OF PROPERTY**

1.All that part and parcel of 40.47 ares of land and residential house therein under Re. Sy. No. 273/18(Old Sy. No. 1/1/2, 1/1/3), Block No. 3 of Kuttimpuzha Village, Kothamangalam Taluk, Ernakulam District in the name of K. A. Stephen as described in Sale Deed No: 7208/2007 of Kothamangalam Sub Registrar's Office.

Boundaries as per Sale Deed No: 7208/2007

North: River

South: Property of Stephen

East : Properties of Thankamma, Kalikutty, Thuluva, Thanka

West : Property of Palathunkamaly

2. All that part and parcel of 2.83 ares of land and constructions thereon in Re.Sy.No. 273/18 (Old Sy.No.1/1/2, 1/1/3), Block No.3, KuttimpuzhaVillage, Kothamangalam Taluk, Ernakulam District in the name of K. A. Stephen as described in sale deed No. 7209/2007 of Kothamangalam Sub Registrar's Office.

Boundaries as per Sale Deed No: 7209/2007

North: River

South: 9 feet Road

East : Property of Krishnankutty

West: Property of Palathunkamaly

**Reserve Price: - Rs.18,00,000/- (Rupees Eighteen Lakhs Only )**

**EMD - -Rs. 1,80,000 /- ( Rupees One Lakh Eighty Thousand only)**

<b>INSPECTION OF PROPERTY</b>	<b>06/09/2021 ( from 10.30 am to 01.00 pm)</b>
<b>Date,Time and place of Auction</b>	<b>22/09/2021 (10.30 am onwards)CSB Bank Ltd,Asset Recovery Branch,Chittoor Road,Valanjambalam,Ernakulam South, Kochi - 682016</b>

### Terms and Conditions of Auction

- 1) The intending bidders should submit their bids in the prescribed tender form in a sealed cover superscribing "**Sale - M/s Surya Spices**" along with Earnest Money Deposit (EMD) by way of Demand Draft favouring **CSB Bank Ltd, Asset Recovery Branch** payable at **Ernakulam** on any working days on or before **20/09/2021** during business hours directly to the **Branch Manager, CSB Bank Ltd, Asset Recovery Branch at Ernakulam**. The DD number, date and bank's name should be superscribed on the cover. The tender form and letter of authority can be obtained from the Branch Manager, CSB Bank Ltd, Asset Recovery Branch, Ernakulam on any working day on or before **20/09/2021** during business hours. 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 and the sale shall be conferred on the person making highest offer/Tender/Bid.
- 2) Along with the tender form, the intending bidder shall also attach a copy of the PAN card issued by the IT Department and also his /her identity proof and proof of residence.
- 3) The sealed tender will be opened by the Authorised Officer in the presence of available/attending applicants or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification. The Authorised Officer has absolute discretion to negotiate to raise the offered amount/permit inter-se bidding among the participants to get maximum revised offer/price for the property. The sale shall be considered only if the bid is above the reserve price and the sale is subject to confirmation by the Bank (Secured Creditor). The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the sale without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
- 4) 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 drawn in favour of **CSB Bank Ltd, payable at Ernakulam**. In case of default, the entire amount deposited till then shall be forfeited without any prior notice.
- 5) The successful bidder should bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law and shall also comply with the provisions of IT Act. 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**" 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 sale. 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.
- 6) 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; CSB Bank Ltd, Asset Recovery Branch, Chittur Road, Valanjambalam, Ernakulam. Ph: 9072614041-42-43 (on working days during business hours.)

Place: Ernakulam

**The Authorised Officer & Chief Manager CSB  
Bank Ltd**

Date: 13/08/2021