

## 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 properties 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 **16.04.2021** for recovery of total amount of **Rs.26105416.25** (Rupees Two Cores Sixty One Lakh Five Thousand Four Hundred Sixteen and Paise Twenty Five only) as on 28.02.2019 (being the amount claimed in suit filed before DRT) with further interest on Rs.24516334.25 @ 15.60 % per annum on with monthly rest and penal interest @ 1 % per annum and on Rs.1589082/- interest @ 15.50 with monthly rest and penal interest @ 1 % per annum from 01.03.2019 towards the loans till the date of repayment of the dues in full and other costs and expenses due to the CSB Bank Ltd, Secured Creditor, from 1.M/s.Sylcon Trading Establishment, PKV Building, 1st Floor, Near Govt. Hospital, Market Road, Ernakulam (Partnership), Managing Partner, Sri.K.V.Shiraz, 2. Sri.K.V.Shiraz S/o.K.Hamzoo, Noorjahan, Shenoy Road, Kaloor, Ernakulam-682017, 3. Smt.Safiya W/o.Tharakath Moosa Haji, Tharakath House, Veliyamcode P.O., Ponnani Taluk, Malappuram Dist-679579 - Partner and 4. Sri.R.P.Riyas, Konarath House, Thiruvathra P O, Thrissur-.680516- Partner

**The Reserve prices & EMD's fixed are as follows;**

Reserve Price Fixed	EMD
Rs.2,80,00,000/- (Two Cores Eighty Lakh Only)	Rs.28,00,000/-(Rupees Twenty Eight Lakh Only)

### Description of the properties

All that part and parcel of property having an extent of 64.50 cents of land and residential building therein comprised under Sy. No.57/P of Veliyamkode village, Ponnani Taluk, Malappuram District owned and possessed by Smt.Safiya as per Partition Deed No.6085/2008 and Settlement Deed No.6086/2008 of Ponnani Sub Registrar Office.

**Boundaries:** East: Road, North: Road, West: Property of Rabiya & South: Balance property.

For detailed terms and conditions of the sale, please visit: - [www.csb.co.in](http://www.csb.co.in)

**Thrissur**  
**01.03.2021**

**Authorised Officer**  
**CSB Bank Ltd.,**

### 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.	16.04.2021	11.30 A. M

**The Reserve prices & EMD's fixed are as follows;**

Reserve Price Fixed	EMD
Rs.2,80,00,000/- (Two Cores Eighty Lakh Only)	Rs.28,00,000/-(Rupees Twenty Eight Lakh 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 "Sale – M/s. Sylcon Trading Establishment" with details of property to be bid along with Earnest Money Deposit (EMD) fixed as aforesaid in respect of the property – (being 10% of the reserve price of property) by way of Demand Draft/RTGS/NEFT/transfer favouring The CSB Bank Ltd, payable at Thrissur/Thrissur Main branch, on any working day on or before 15.04.2021 between 11 AM and 4 PM directly to the Authorised Officer/The branch Manager, Thrissur Main branch. The tender form and letter of authority can be obtained from the Authorised Officer /Branch Manager, CSB Bank Ltd, Thrissur Main branch on any working day from 10.03.2021 to 13.04.2021 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 in respect of properties as aforesaid will be opened in its sequential order by the Authorised Officer on 16.04.2021 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 in respect of property on the same day or not later than next working day 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/RTGS/NEFT/transfer. 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 of property in the concerned Sub Registry/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" "As is what is" and "Whatever there is" CONDITION' including encumbrance if any.
11. The Bank will not be held responsible for any charges, lien, encumbrance, property tax, maintenance charges 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.
13. The sale shall be considered only if the price offered is above the reserve price.
14. This is Notice to the Borrower/guarantor and the Public in general.
15. The party had filed securitisation appeals challenging SARFAESI proceedings invoked and the same are pending consideration of the Tribunal.
16. The Sale certificate will be issued in the name of purchaser (s)/applicant (s) only and will not be issued in any other name (s).

17. Authorised Officer/Bank is not bound to accept the highest offer and has absolute right to accept or reject any or all offer (s) or adjourn/ postpone/ cancel the auction or vary the terms and conditions of the auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
18. 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.
19. The property can be inspected on any working day from 15.03.2021 to 09.04.2021 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, Thrissur Main before the date of inspection.
20. As per Sec-194- I A of Income Tax Act,1961, TDS @ 1% or 0.75% will be applicable on the sale proceeds where the sale consideration is Rs.50.00 lakhs and above.

Dated this 1st day of March 2021.

Authorised Officer, CSB Bank Ltd.,