

ZONAL OFFICE THIRUVANANTHAPURAM
Malankara Building Complex, Palayam, University Campus P.O,
Thiruvananthapuram – 695 034
E.mail-thiruvananthapuramzone@csb.co.in, Phone-0471-2463570
Corporate Identity Number : U65191KL1920PLC000175
E – AUCTION NOTICE

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION) UNDER RULES 8(6) & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES 2002.

Notice is hereby given to the effect that the immovable properties described herein, taken possession under the provisions of Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 and Security Interest (Enforcement) Rules 2002, will be sold through e-auction on the following terms and conditions.

1. Name and Address of the Secured Creditor : **The Catholic Syrian Bank Ltd,
Thiruvananthapuram Main Branch
P.B No. 5516, St.Mary's Malankara
Building Complex, Near University
Library, Thiruvananthapura-695034**

**2. Name and Address of the Borrower (s),
Gurantor (s), Mortgagor (s)**

: Mr Mohammed Rinzad, Riyaz Manzil
Near RRVBVHSS, Kilimanoor P O
Thiruvananthapuram-695 601

Mr Naseeb A, S/o Abdul Azeez
Roaduvila Veedu, Mananakku
Perumkulam P O, Alamcode (Via)
Thiruvananthapuram 695 102

Mrs Sibina
D/o Salahudheen
16/93, Seena Manzil
Pappala, Kilimanoor P O
Thiruvananthapuram-695 601

3. Total liabilities as on 31.12.2017 : Rs. **2,78,35,964/-** (Rupees Two Seventy Eight Lakh Thirty Five Thousand Nine Hundred and Sixty Four only) with further interest, costs and other charges there on from 01.01.2018

4. Last Date for receipt of Tender documents (online) : 30.01.2018 before 3 pm

5. Email Address in which the scanned copy of tender documents to be submitted : m veneetha@csb.co.in

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6. (a) Date & Time of e-auction : 06.02.2018
 Between 2:00 pm and 3:00 pm
 (With unlimited extension of 5 minutes duration each till sale is concluded)

(b) Portal of e-auction : <https://sarfaesi.auctiontiger.net>

7. Details of Property/ies:

Item No.1:-All that part and parcel of property having a total extent of 77.85 Ares of land under Re Sy No 368/4 (Old Sy No 4669/1,7,2794/1-2,7,10,1 & 4678/15) of Manamboor Village, Varkala Taluk, Thiruvananthapuram District in the name of Sri. Naseeb A, more specifically detailed in Settlement deed No 312/15 of Kavalloor SRO having the following boundaries :

	As per Document	As per Location Sketch
North	River	Property of Company
South	Property of Abdul Kalam	Property of Kalam and Sabu
East	Private Road	Property of Jalaludeen and Abdul Latheef
West	Property of Laila Beevi	Property of Saifudeen, Nazeer, Laila and Sajina

Item No.2:-All that parts and parcel of property having an extent of 16.79 Ares of land with building under Re Sy No 340/4-1-1 (Sy No 171/1-36 & 171/1-73) of Nilamel Village , Kottarakkara Taluk, Kollam District in the name of Smt Sibina more specifically detailed in Sale deed 1090/2015 of Chadayamangalam SRO having the following boundaries.

	Boundaries
North	Property of Sibiya
South	Property of Seena
East	Road
West	Property of Subair

8. Reserve Price : Rs **245,00,000/-** (Rupees **Two crores Forty Five lakhs Only**)-Item No I
 Rs.52,00,000/- (Rupees **Fifty Two Lakhs Only**)-Item No II

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9. Earnest Money Deposit (EMD): Rs 24,50,000/- (Rupees Twenty Four Lakhs Fifty Thousand Only)-Item No I

Rs.5,20,000/-(Rupees Five Lakhs Twenty Thousand Only)-Item No.II

and last date of receipt of EMD : (Rupees) & 30.01.2018 up to 1.00 pm

OTHER TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions.

- a. The property will be sold in “**as is where is and as is what is**” basis including encumbrances, if any. There is no encumbrance to the knowledge of the bank . However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- b. Auction / bidding shall be only through “Online Electronic Bidding” through the website <https://sarfaesi.auctiontiger.net> . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.
- c. The property can be inspected, with prior appointment with Authorised Officer, on any working day between 10.00 AM and 5.00 PM.
- d. The property will not be sold below the Reserve Price and the participating bidders may improve their offer further, during auction process.
- e. The intending bidders should register their names at portal <https://sarfaesi.auctiontiger.net> and get their User ID and password free of cost. Prospective bidder may avail online training on e- auction from the service provider M/s e-Procurement Technologies Ltd (Auction Tiger), Ahmedabad. Mr. Madhusudan Nair (Contact no. 080-40985101 Cell - +91 9686999578 or Mr.Praveen Kumar-9722778828, e-mail id: kerala@auctiontiger.net/support@auctiontiger.net
- f. The intending purchaser/bidders are required to deposit EMD amount of 10% of the Reserve Price through NEFT/RTGS in the account No: - 0231-02593323-195001, Name of the account ‘CSB E-auction Sale Account’, maintained at our College Road Branch, Thrissur – 680020, IFSC Code: CSBK0000231 on or before 30.01.2018 upto 1.00 pm. If the day be a holiday/strike, beyond the control of the bank the above EMD can be deposited on the next working day upto 1 p.m., in the prescribed mode.

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- g. After payment of the EMD amount, the intending bidders should submit the following documents/details on or before 30.01.2018 upto 3.00 PM, to mveneethacsb.co.in. If the day be a holiday/strike, beyond the control of the bank the date for submission of documents in the prescribed mode will be extended till 3.p.m. of the next working day,
- a. Duly filed up bid form. (The bid form can be downloaded from the website <https://sarfaesi.auctiontiger.net.>) However, bidders have to submit the duly filed bid form in original within 15 working days from 30.01.2018 to the Authorised Officer, The Catholic Syrian Bank Ltd., Zonal Office, 1st Floor, Malankara Building Complex, Palayam, Thiruvananthapuram- 695034.
 - b. Copy of acknowledgement receipt received for the EMD amount remitted with UTR No.
 - c. Attested copy of PAN Card, ID Proof and Address proof.
- h. EMD deposited by the unsuccessful bidder shall be refunded to them within 2 working days of finalization of sale. The EMD shall not carry any interest.
- i. Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiples of Rs. 10,000/-. The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- j. The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately, i.e. on the same day or not later than next working day on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor, exclusive of such day or if the 15th day be Sunday or other holiday, then on the next working day after the 15th day before 3.00 pm or within such extended period as may be agreed upon in writing between the purchaser and secured creditor in any case not exceeding three months by prescribed mode. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
- k. All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.
- l. 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).
- m. 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 e-auction or vary the terms and conditions of the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
- n. The particulars of the secured assets specified above have been to the best of the information of the authorized officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

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- o. The participating bidder may visit the property in order to ascertain the exact location and nature and conduct his/her own legal due diligence regarding the encumbrances on the property including statutory liabilities etc. Authorised Officer of the bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the government or anyone else in respect of the said properties.
- p. For further details Authorised Officer, The Catholic Syrian Bank Ltd., Zonal Office, 1st Floor, Malankara Building Complex, Palayam, Thiruvananthapuram- 695034(Ph. No.0471-2463570/0471-2468605) may be contacted during office hours on any working day, e-mail id: msvneetha@csb.co.in OR M/s e-procurement Technologies Limited (Auction Tiger), Ahmedabad. Mr.Madhusudan Nair (Contact no. 080-40985101 Cell - +91 9686999578 or Mr.Praveen Kumar-9722778828, e-mail id: kerala@auctiontiger.net/support@auctiontiger.net. Website:https://sarfaesi.auctiontiger.net

Special Instruction/Caution

Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither Catholic Syrian Bank nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Thiruvananthapuram
Date: 08.01.2018

AUTHORISED OFFICER