

SALE NOTICE

Sale of Immovable Properties mortgaged to the Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (herein after referred to as 'the Act')

Whereas the below named borrowers had borrowed monies from CSB Bank Ltd. (Formerly The Catholic Syrian Bank Ltd.), **Dindigul Branch** and they owe below mentioned amounts with interest and costs. Whereas the Bank had issued notice under the Act and the Authorised Officer had taken possession of the properties and the Bank has decided to sell the properties under Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002.

Name and Address of the Secured Creditor : **CSB Bank Ltd. (Formerly The Catholic Syrian Bank Ltd.), No. 27, Nisha Complex, Palani Road, Dindigul - 624001.**

Name and address of the Borrowers & Guarantors : Borrower – i) M/s. Rajendra Traders, Prop:- Mr. S Muthukumar, S/o. (Late) Sri. Subramanian, No. 2C/19, Santhai Road, Nagal Nagar, Dindigul – 624 003.

Residential Address No. 25, Thillai Lane, South Car Street, Dindigul – 624 001. ii) Smt. Nisha Devi, W/o. Sri. Muthu Kumar, Door No. 25, Thillai Lane, South Car Street, Dindigul – 624 001. iii) Smt. A Kalavathi, W/o. Sri. A Subramanian, Door No. 25, Thillai Lane, South Car Street, Dindigul – 624 001. iv) Smt. M Indirani, W/o. Sri. N Murugesan, Door No. 69, Thillai Lane, South Car Street, Dindigul – 624 001 & **Other Address:-** Plot No. 25, Ward No. 6, Vedapatti, Dindigul – 624 003.

Total Liabilities : Cash Credit Account Rs. 49,96,492/- (Rupees Forty Nine Lakhs Ninety Six Thousand Four Hundred and Ninety Two only) as on 30.06.19 with 13.45% future interest with compounded monthly rests + penal interest @ 2% per annum and other charges from 01.07.2019 till the date of repayment of the dues in full and other costs & expenses.

Date, Time & Place of Auction : 16.08.2019 (Friday) at 12.30 PM at CSB Bank Ltd. (Formerly The Catholic Syrian Bank Ltd.), Dindigul Branch, No. 27, Nisha Complex, Palani Road, Dindigul - 624001.

Schedule of property (Details of mortgaged properties)

ITEM No.1(Property belonging to Smt. A Kalavathi)

All that piece and parcel of the land measuring 1st Thakku, East West on the Southern side 18 1/2 feet, on the Northern side 14 1/2 feet, North South on the Eastern Side – 44 feet, on the Western side – 41 1/2 feet, totally 705 Sq. Ft and 2nd Thakku, East West on Southern side 15 feet, on the Northern side – 14 3/4 feet, North South on the Western side 13 3/4 feet, on the Eastern side 13 3/4 feet, totally 206 1/4 Sq.ft, all together 911 1/4 along with the building constructed thereon bearing Door No 25, comprised in T. S. No. 161, situated at Thillai Lane, South Car Street, Ward No. 4, Dindigul Town and bounded on the :-

East : House and vacant land retained with Lakshmi Ammal in T S No 161

South : House owned by Marudhai Pillai in T S No. 161

West : House owned by Nagalinga Mesthiri and Marudhai Mesthiri in T S No. 161

North : House owned by Aayirathenamba Pillai in T S No. 162

within the registration sub district of Joint SRO II Dindigul and registration district of Dindigul. The above mentioned property is presently sub-divided as T S No. 161/1 with an extent of 0.0090.0 Sq.mt.

ITEM No. 2 (Property belonging to Smt. M Indirani)

All that piece and parcel of the land measuring East West on both sides 30 feet, North South on both sides – 63 feet, totally 1890 Sq.ft comprised in T S No. 1941(Plot No. 25), situated at Vedapatti Road Western side, Vedapatti, Ward No. 6, Dindigul Town, within the registration sub district of Nagalnaickenpatti and registration district of Dindigul Town and bounded on the

on the North - Plot Nos. 23 & 24
on the East - Plot No. 26
on the South - East West Road,
on the West - Vacant land owned by kulandaivel Asari and Alagan Asari.

Reserve Price : Item No. 1 - Rs. 17,41,000/- EMD – Rs. 1,74,100/- Item No. 2 - Rs. 32,71,000/- EMD – 3,27,100/- Last date of submission of tenders 14.08.2019 4 PM.

The sale notice is published in The New Indian Express and Dhinamani Dindigul Edition on 10.07.2019.

Terms and Conditions of AUCTION

- a) Sale of the properties shall be under “As is where is, as is what is and what ever there is condition”, including encumbrances, if any; Sale shall not be accepted if the bid / bids is/are below the Reserve Price.
- b) For participating in the auction the intending bidders have to submit the duly filled up prescribed tender application form in a sealed cover superscribing "Sale – M/s. Rajendra Traders" along with Earnest Money deposit which is 10% of the Reserve Price of the property i.e. Rs. 1,74,100/- for Item No. 1 & Rs. 3,27,100/- for Item No. 2 by demand draft favouring “CSB Bank Ltd,(Formerly The Catholic Syrian Bank Ltd) Dindigul Branch” payable at Dindigul on or before 14.08.2019, 4 PM. The DD Number, date and Name of Bank should be superscribed on the cover. The application shall be submitted directly to the The Authorised Officer, Dindigul Branch, Dindigul.
- c) Along with the offer document, the intending purchaser shall also attach a copy of the PAN Card, Identity Proof and Proof of residence. The bid amount is refundable, if the bid is not successful. The deposit amount 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 tender application form and letter of authority can be obtained from the Dindigul Branch, Dindigul of CSB Bank Ltd.(Formerly The Catholic Syrian Bank Ltd.) on any working day during business hours on or before 14.08.2019.
- d) The sealed tenders / Covers will be opened by the Authorised Officer in the presence of available/attending bidders or their authorised representatives on the date and time of auction. The Authorised Officer has absolute discretion to negotiate or raise the tender amount /permit interse bidding which will be on the multiples of Rs. 10,000/- among the participants to get maximum revised offer/price for the property.
- e) The successful bidder shall deposit 25% (Inclusive of EMD)of the bid amount immediately on the sale being knocked down in his favour or the next working day and the balance within fifteen days from the date of confirmation of the sale or such extended period as stipulated in the relevant provisions of SARFAESI Rule 2002. Payment is to be made in the form of demand draft in favour of “CSB Bank Ltd, (formerly The Catholic Syrian Bank Ltd), Dindigul Branch, Dindigul” payable at Dindigul. In case of default, the entire amounts deposited till then shall be forfeited without any prior notice. The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc., as applicable as per law.
- f) The Authorised Officer has the absolute right to accept or reject the bid or adjourn / postpone the auction without assigning any reason therefor and also to modify any terms and conditions of the sale without any prior notice. The buyer/s should satisfy themselves on the title, ownership, statutory approvals etc., before participating in the auction; and sale is subject to confirmation by the Bank.
- g) The notice is without prejudice to any other remedy available to the Secured creditor.

Asset Recovery Branch: 2nd Floor, Siva Complex, 54- Old Post Office Road, Coimbatore 641 018.

Phone: 0422-2383055, 9072601307 e.mail: arbcbe@csb.co.in

CSB Bank Limited Regd. Office: CSB Bhavan, St. Mary's College Road, Thrissur – 680020, Kerala, India.

CIN: U65191KL1920PLC000175 | Phone Banking: 1800 266 9090 | E-mail: customercare@csb.co.in | www.csb.co.in

h) To best of knowledge of secured Creditor/Authorized officer and as per the records available, Bank is not aware of any liability such as property tax, water tax, statutory liabilities etc. The mortgaged property is free from Encumbrances as per the records available with the Bank.

i) For further information contact : Dindigul Branch Ph. 0451-2433395, 9072601175 e-mail id: dindigul@csb.co.in .

Place: Dindigul (Sd/-) Authorised Officer

Date : 09.07.2019 CSB Bank Ltd.