

**APPENDIX IV-A& II-A****[Refer provision to 6(2), 8(6) & rule 9 (1)]****SALE NOTICE FOR SALE OF MOVABLE AND IMMOVABLE PROPERTY**

**E-Auction Sale Notice for Sale of Movable and Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 6(2) , 8(6) & rule 9 (1) of the Security Interest (Enforcement) Rules, 2002**

Notice is given to the public in general and in particular to the Borrower and guarantor that the below described immovable property is mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of the secured creditor the **CSB Bank Ltd, (Formerly The Catholic Syrian Bank Ltd)** will be sold on **"As is where is" "As is what is" and "Whatever there is basis"** condition on 25.11.2022 at 11.00 A. M for recovery of sum of **Rs.4,93,61,555.43/- (Rupees Four crore ninety three lakhs sixty one thousand five hundred fifty five and paisa forty three only)** as on 18.10.2022 and further interest there on from 19.10.2022 and other expenses thereon due to the Secured Creditor, CSB Bank Ltd, from the **M/s Anoushka Commodities Pvt Ltd** , Rep by its Director, Mr.Sandeep Daga, 281/4, 16<sup>th</sup> KM Milestone, Kavaraipettai, Satyavadu Road, Gummidipoondi Taluk, Thiruvallur Dist, Tamil Nadu-601201 and **Mr. Sandeep Daga S/o R.S Daga**, C-4, Mayuresh Row House, Plot.no.171, Sector 21, Near D Mart, Nerul East, Navi Mumbai, Nerul Node-3, Thane , Maharashtra-400706 and **Mrs. Ashweni Kumar Daga**, No. H-16, II Floor, Center market, Lajpat nagar, S.O., South Delhi, Delhi -110024 ,**Mrs. Mamta Daga (Director) W/o R.N.Daga**, Flat No.A83/2, "A" Block, 3<sup>rd</sup> Street, 5 , Anna nagar East, Chennai – 40 and 281/4, 16<sup>th</sup> KM Milestone, Kavaraipettai, Satyavadu Road, Gummidipoondi Taluk, Thiruvallur Dist, Tamil Nadu-601201.

**SLOT - 1****Particulars of the Immovable property of**

**M/s Anoushka Commodities Pvt Ltd Situated at 281/4, 16<sup>th</sup> KM Milestone, Kavaraipettai, Satyavadu Road, Gummidipoondi Taluk, Thiruvallur Dist, Tamil Nadu-601201**

All that part and parcel of **4.41 acres of land and 41656 sq ft** , Factory and Building at No.15 in Sy. Nos 281/6B, 281/7A, 281/10, 281/3, 281/6C, 281/7B, 281/8, 281/2, 281/5, 281/6A, 281/4, 281/9C, 281/9A, 275/1, 275/3A, 275/2, and 275/4, 275/9, 275/8, 275/5, 275/7B, 275/19, 275/3B, 275/17, 275/7A, 275/11, 275/21, 275/22, 275/10, 275/15, 275/20, 275/14, 275/16, 275/6, 275/9, 275/12, 275/13, Vaniyamalli Madura, Thanipoondi Village, Gummidipoondi Taluk, Thiruvallur District--in the name of M/s Anoushka Commodities Pvt Ltd, as per Sale Deed No. 3875/2015 and Sale deed No. 630/2016 , SRO Gummidipoondi and MODT No.5509/2018 dt.28.12.2018.

**Reserve Price: Rs.3,00,00,000/- and the Earnest Money Deposit will be - Rs. 30,00,000/-**

**Bid Increment Amount-Rs.50,000/-**

**Mode of Auction: E – Auction**

**Date & Time of Auction: Date:25.11.2022- Time between 11.00 AM to 12.00 PM**

**Date of Publication: 20.10.2022 - Indian express and Dinamani**

## **SLOT – 2**

### **Particulars of the Movable Properties (Machineries) of**

**M/s Anoushka Commodities Pvt Ltd Situated at 281/4, 16<sup>th</sup> KM Milestone, Kavaraipettai,**

**Satyavadu Road, Gummidipoondi Taluk, Thiruvallur Dist, Tamil Nadu-601201**

S.No	ITEMS	DESCRIPTION
1	Cold Rolled Slitting Line - 1700mm	Full Automatic and PLC Panel with Electrical Panel, Cutter, Hydraulic including foundation, handling 22MT coils thickness 0.28-2.5mm CR, GP & Colour Coated. Minimum slitting 100mm and above
2	Cold Rolled Slitting Line - 2000mm	Full Automatic and PLC Panel with Electrical Panel, Cutter, Hydraulic including foundation, handling 25MT coils thickness 0.25-3.0mm CR, GP, Colour Coated and HR upto 3mm
3	Falls Ceiling Channel	Full Automatic and DC panel Six Set of Roll set is automatic
4	Perforation Machine	Fully Automatic Running Condition, Trial Production started Thickness 0.5 to 3mm in all sizes punching size 1.6 to 5mm width upto 1250mm
5	Cold Rolled Slitting Line Aluminium - 700mm	Foundation and Erection Completed. Electrical Panel, Cutter, Spacer, Motor
6	Cold Rolled Slitting Line Aluminium - 2000mm	Machine to be Erected. Electrical Panel, Cutter, Spacer, Motor order placed with hydraulic and Recoiler
7	CR,HR Section Mill	Width upto 250 mm, thickness 1.6 – 2.5mm
8	Crane - 10MT	Shed no.1
9	Crane - 35MT	Shed no.1
10	Crane - 12MT	Shed no.2
11	Crane - 40MT	Shed no.2
12	Weighing Bridge - 30MT	
13	Lathe	
14	Shaper	
15	Drill	
16	Electrical panel, Motor with installation	

**Reserve Price: Rs.1,50,00,000/- and the Earnest Money Deposit will be - Rs. 15,00,000/-**

**Bid Increment Amount-Rs.50,000/-**

**Mode of Auction: E – Auction**

**Date & Time of Auction: Date:25.11.2022- Time between 11.00 AM to 12.00 PM**

**Date of Publication: 20.10.2022 - Indian express and Dinamani**

***The intending purchaser can purchase Slot 1 and Slot 2 individually and collectively. The purchaser of the Slot 1(Land and Building) and Slot 2 (Machineries) should bear the applicable TDS ,GST and TCS on the sale value in favour of the secured creditor as per the acts as amended from time to time. The Purchaser of Slot 2 will have to move the purchased movable assets within 15 days outside the Premises from the date of sale.***

The Earnest Money Deposit shall be deposited on or before **24.11.2022** till 5 pm to be deposited by way of D.D in favour of **Authorized Officer, CSB Bank Ltd** OR through RTGS/NEFT to **CSB Bank Ltd, A/c No : 044507000555382501** IFSC Code: **CSBK0000445**

Details of Auction service provider: **M/s E – Procurement Technologies Ltd (Auction Tiger) Mr.Praveen Kumar Thevar ; Mobile: 9722778828** Email : [praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net) and [tamilnadu@auctiontiger.net](mailto:tamilnadu@auctiontiger.net) For detailed terms and conditions of the sale please refer the link provided in the CSB Bank website ([www.csbbank.com](http://www.csbbank.com)) or may contact Auction Tiger Mr.Praveen Kumar Thevar; [praveen.thevar@auctiontiger.net](mailto:praveen.thevar@auctiontiger.net) and [tamilnadu@auctiontiger.net](mailto:tamilnadu@auctiontiger.net) - **9722778828** or may contact Authorised Officer, ARB Branch, CSB Bank Ltd, Ph. No. **9445554225**. The sale will attract the provisions of Sec 194-IA of the Income Tax Act.

**Date: 19.10.2022**  
**Place: Chennai**

**AUTHORISED OFFICER**  
**CSB Bank Ltd**

## PROCEDURE AND DETAILS

1	Name and Address of the Secured Creditor	<b>CSB Bank Ltd (erstwhile Catholic Syrian Bank Ltd) ARB Branch, Zonal Office, 7<sup>th</sup> Floor, Rani Seethai Hall, Anna Salai, Chennai 600 006</b>
2	Name and Address of the Borrower/ Guarantor	<b>Mr. Sandeep Daga S/o R.S Daga</b> , C-4, Mayuresh Row House, Plot.no.171, Sector 21, Near D Mart, Nerul East, Navi Mumbai, Nerul Node-3, Thane , Maharashtra-400706. <b>Mrs. Ashweni Kumar Daga</b> , No. H-16, II Floor, Center market, Lajpat nagar, S.O., South Delhi, Delhi -110024  <b>Mrs. Mamta Daga (Director) W/o R.N.Daga</b> , Flat No.A83/2, “A” Block, 3 <sup>rd</sup> Street, 5 , Anna nagar East, Chennai – 40.
3	Total liabilities	<b>Rs.4,93,61,555.43/- (Rupees Four crore ninety three lakhs sixty one thousand five hundred fifty five and paise forty three only)</b> as on 18.10.2022 and further interest there on from 19.10.2022.
4a) b) c) d)	Mode of Auction : Details of Auction service provider :  Date & Time of Auction :  Portal of E-Auction :	E- Auction E – Procurement Technologies Ltd (Auction Tiger ) Mr. Praveen Kumar Thevar Mobile : +91-9722778828 Email : praveen.thevar@auctiontiger.net <a href="mailto:tamilnadu@auctiontiger.net">tamilnadu@auctiontiger.net</a> <b>Date : 25.11.2022</b> Time between 11.00 Am to 12.00 Pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale) <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a>
5	Details of Property:	The Particluars of the Movable and immovable(4.41 acres of land and building) as mentioned above.
6 a)	<b>Reserve Price</b> <b>and</b> <b>EMD &amp; last date of deposit of EMD :</b>	<b>Slot 1 :</b> Reserve Price: Rs.3,00,00,000/- (Rupees three crores only)  <b>EMD -</b> Rs. 30,00,000/- (Rupees thirty lakhs only)  <b>Slot 2 :</b> Reserve Price: Rs.1,50,00,000/- (Rupees One crore fifty lakhs only)  <b>EMD -</b> Rs. 15,00,000/- (Rupees Fifteen lakhs only)  <b>Last date of EMD deposit -24.11.2022 till 5 pm</b>
7	<b>Other terms and conditions :</b>	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.	

b)	<b>The intending purchaser can purchase Slot 1 and Slot 2 individually and collectively by submitting separate EMD's for Slot 1 and Slot 2.</b>
c)	The property can be inspected with prior appointment of Branch / Authorised Officer.
d)	The property will be sold for the price which is more than the Reserve Price and the participating bidders may improve their offer further during auction process.
e)	EMD amount of 10% of the Reserve Price is to be deposited by way of Demand draft in favour of Authorized Officer, CSB Bank Ltd OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of <b>CSB Bank Ltd, A/c No : 044507000555382501</b> IFSC Code: <b>CSBK0000445</b> on or before 24.11.2022 till 5.00pm.
f)	Intending bidders shall hold a valid digital signature certificate and e-mail address. For details with regard to digital signature please contact the service provider M/s E – Procurement Technologies Ltd Mr. Praveen Kumar Thevar Mobile : +91-9722778828, +91-9655591945 Email :praveen.thevar@auctiontiger.net
g)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before <b>24.11.2022 till 5.00 pm</b> , to Authorised Officer CSB Bank Ltd, by hand or by email (arbchennai@csb.co.in) <ul style="list-style-type: none"> <li>i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No.</li> <li>ii) Photocopies of PAN Card, ID Proof and Address proof. However, successful bidder would have to produce these documents in original to the Bank at the time of making payment of balance amount of 25% of bid amount.</li> <li>iii) Bidders Name. Contact No. Address, E Mail Id.</li> <li>iv) Bidder's A/c details for online refund of EMD.</li> </ul>
h)	The intending bidders should register their names at portal <a href="https://sarfaesi.auctiontiger.net">https://sarfaesi.auctiontiger.net</a> 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 Mr. Praveen Kumar Thevar, Mobile : +91-9722778828 Email : praveen.thevar@auctiontiger.net
i)	EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
j)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of <b>Rs.50,000/-</b> (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 50,000/- as incremental value). The bidder who submits the highest bid (above 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.

k)	The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately 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. If the successful bidder fails to pay the sale price, 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.
l)	<b>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 lakhs and above. Payment should be made through Form 29QB incorporating Bank's Pan Number, in eligible cases.</b>
m)	<b>The purchaser of the Slot 1(Land and Building) and Slot 2 (Machineries) should bear the applicable TDS ,GST and TCS on the sale value in favour of the secured creditor as per the acts as amended from time to time. Slot 2 will have to move the purchased movable assets within 15 days outside the Premises from the date of sale.</b>
n)	All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
o)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
p)	The bidders should have the digital signature before proceeding the auction.
q)	In case there are bidders who do not have access to the internet but interested in participating the E-Auction, they can approach CSB Bank, ARB Branch, <b>Zonal Office, 7<sup>th</sup> Floor, Rani Seethai Hall, Anna Salai, Chennai 600 006</b> who, as a facilitating centre, shall make necessary arrangements.
<p style="text-align: center;"><b><u>SPECIAL INSTRUCTION/CAUTION</u></b></p> <p>Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither CSB Bank Ltd 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.</p>	

Place: 19.10.2022  
Date: Chennai

AUTHORISED OFFICER  
CSB Bank Ltd