

TERMS & CONDITIONS:

- 1) The e-auction is being held on “AS IS WHERE IS”, AS IS WHAT IS” and “WHATEVER THERE IS” basis.
- 2) Loose / movable furniture & fixtures presently provided in the above residential properties shall remain the property of the Bank and Bank reserves its right to move out these items before handing over the possession of the said property to the successful bidder.
- 3) To the best of knowledge and information of BANK, there is no encumbrance on any property. However the intending bidder should make their own independent enquiries regarding the encumbrances, title of properties put on auction and claims/right/dues affecting the property, prior to submitting their bid. The property is being sold with all the existing and future encumbrance whether known or unknown to the bank. BANK shall not be responsible in any way for any third party claims/right/dues.
- 4) Bank shall have right to exercise option to take the residential property on rental basis on negotiated terms for -3- months after execution of sale deed of the property to the successful bidder for arranging alternate accommodation (wherever required).
- 5) It shall be the responsibility of the bidder to inspect and satisfy themselves about the assets and specification before submitting the bid. Inspection of premises may be done by the bidders on any working day before 12/05/2026 between 10:00 hrs to 17:00 hrs. However, for fixing up of appointment for inspection of properties /Documents by the bidders, they should send mail to development@csb.bank.in so as to make necessary arrangements. The inspection shall be at the cost of bidder and no claim will be entertained by the bank in this regard. Bidders will be permitted to inspect the properties only in the presence of Bank’s Official. The interested bidders may contact on email: development@csb.bank.in or tele-Phone: 0487 6619209, 6619208 for any clarification.
- 6) The interested bidders shall submit their EMD through DD/PO/ RTGS/NEFT/Fund Transfer mentioned against each property as above and submit along with KYC document. The EMD Shall be liable for forfeiture without any prior notice if successful bidder fails to adhere to the terms of sale, time and commit any default in any manner. The Bank shall not be liable for any postal delays whatsoever in receipt of tender and tenders received after the stipulated date and time shall not be entertained. Incomplete tender received shall be summarily rejected.
- 7) EMD amount of 10% of the Reserve price is to be deposited by way of Demand Draft/PO in favour of CSB Bank, Head Office, Thrissur OR shall be deposited through RTGS/NEFT/Fund Transfer to credit of account of CSB Bank, Thrissur Main Branch, Thrissur pool A/c.205041368 , Current A/c Name: HO OD- Development department, IFSC Code: CSBK0000094 on or before 13/05/2026 at 03:00 PM.

In case of submission of EMD through DD/PO, the KYC documents along with duly filled up & signed Annexure I & II available on website of the Bank and DD/PO for EMD should be submitted by hard copies in an envelope super scribed as “EMD/KYC Documents for Bid for Property..... (Name & Place of the Property)” so as to reach the address given below on or before 3:00 PM on 13/05/2026.

In case of RTGS/NEFT/Fund Transfer, Confirmation (UTR Number) of online payment of EMD along with duly filled and signed annexure I & II to be sent to development@csb.bank.in before 03:00 PM on 13/05/2026.

- 8) Address for submission of Bid Documents: Tender Box kept at following address or by way of Post / Courier
 CSB BANK LTD,

PREMISES AND DEVELOPMENT DEPARTMENT, CSB BHAVAN
3RD FLOOR, ST MARYS COLLEGE ROAD,
THRISSUR, KERALA – 680020

- 9) Only buyers who have submitted required amount of EMD along with Annexure I & II on and before the stipulated date/time will be considered for participating in the e-auction.
- 10) Sale shall be made in the name of the Bidder or to the person directed by the successful bidder only.
- 11) Possession of property will be given to the party only on execution and registration of the Sale Deed/ sale certificate after depositing the full sale consideration of property and other dues, if any.
- 12) The EMD of the successful bidders shall be retained and the EMD of unsuccessful bidders shall be refunded. The EMD shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, including the EMD already paid, within 4 working days on acceptance of the bid price by BANK and the remaining balance of sale price on or before 90th day from date of acceptance of bid by the Bank or within such extended period as agreed upon in writing by and solely at the discretion of BANK.
- 13) In case of default in payment by the successful bidder the amount already deposited shall be liable to be forfeited.
- 14) The EMD of the unsuccessful bidders will be returned without any interest on the closure of auction sale proceedings.
- 15) The Bank is not bound to accept the highest offer and has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel/modification of the terms of the auction without assigning any reason thereof.
- 16) The prospective qualified bidders may avail online training on e-Auction from <https://www.bankeauctions.com> prior to the date of e-Auction.
- 17) The bidders are advised to go through the detailed terms and conditions before submitting their bids and taking part in the e auction process.
- 18) The Sale will attract provision of TDS as applicable under sec. 393 (I) & Table Sl. No.3(i) [Old Section 194 1(A)] of Income Tax Act on culmination of sale, if sale price is Rs.50 lacs & above.
- 19) Entire charges relating to Stransfer viz stamp duty, registration charges, society charges, incidental expenses etc. of properties shall be borne by bidders/buyers themselves.
- 20) Offers submitted by the Bidders should be kept valid for three months from the date of e auction and the Bank may seek extension, if necessary. Withdrawal of the offer by the Bidder within the validity period shall attract forfeiture of EMD.
- 21) In case of any dispute or difference arising in relation to meaning or interpretation of this terms & conditions, the authorized official at Head Office of the Bank will address the disputes/ differences for mutual resolution.

- 22) The submission of the tender documents means and implies that the tenderer/ bidder has unconditionally agreed to and accepted all the above terms and conditions of the tender.
- 23) For the purpose of participation in e tender, the intending bidders must have a valid digital signature, active e mail ID and PAN Number. Any intending bidders presently not having digital signature may procure it from any registering Authority (Certified by the Government of India) issuing of such signature.
- 24) The successful bidder can assign his right to purchase auctioned property to his representative/nominee during the period allowed by the Bank for the full settlement of the deal.

DATE:29/04/2026

HEAD- ADMINISTRATION SUPPORT

PREMISES AND DEVELOPMENT DEPARTMENT