

Premises & Development Department CSB Bank Limited, CSB Bhavan,
 St. Marys college road Thrissur, Kerala, 680020
 Phone: 0487 6619209, 6619208

SALE NOTICE OF IMMOVABLE PROPERTIES THROUGH E-AUCTION (ONLINE AUCTION)- PUBLIC

Notice is hereby given to the effect that the immovable properties described herein, which are under the ownership of CSB Bank, will be sold on "As is where is", "As is what is" and "Whatever there is":
 basis for recovery of the below mentioned account/s through E-auction on the following terms & conditions.

Date and time of E-auction: 05/06/2024 Time: Between 12:00 Noon to 02:00 PM (with unlimited extension of 5 minutes duration each till midnight of auction date) Last date for remitting EMD is on 03/06/2024 before 3.00 PM.	E-auction arranged by the service provider M/s e-Procurement Technologies Limited - Auction Tiger through the website: https://sarfaesi.auctiontiger.net
Name and Address of the Owner	Premises & Development Department, CSB Bank limited, CSB Bhavan, St. Marys college road, Thrissur, Kerala

Sl. No.	Name of the Property	Type	Details of Building	Reserve Price (in lakhs)	Bid Increase (in lakhs)	EMD (in lakhs)
1	Chennai Property Flat No.B2, First Floor, Ashok Akshara Apartments, Door No.4, Valliammal Street, Kilpauk, Chennai – 600 010	Flat	986. sq.ft (2 BHK)	122.00	0.25	12.20
2	Chennai property Flat No.G 4 IV the Floor, Harington Court Apartments, Chetpet Chennai 600 003	Flat	1400 sq.ft (2 BHK)	165.00	0.25	16.50
3	Surat Property –2 Flat No.302, 3 rd Floor, Building –B Ravi Dharshan Apartment, Opp. Amidhara Apartments, Beside Golden Avenue, Amidhara, Near Rejency, Moji Umra, Sub District Surat City District Surat – 395 007	Flat	890.29 sq.ft (2 BHK)	26.00	0.25	2.60
4	Mangalore Property. First Floor, Flat No.3, Alice Maniar Apartments, Near Bunts Hostel, St.Allosiyos Gate, Mangalore – 575 002	Flat	840.00 sqft (2 BHK)	35.00	0.25	3.50
Last Date for receipt of KYC documents along with EMD: 03/06/2024, 03:00PM						

Address in which the tender documents to be submitted	Premises & Development Department, CSB Bank limited CSB Bhavan, St. Mary's college road, Thrissur, Kerala, 680020.
EMD Remittance: on or before 03/06/2024 up to 03:00 PM by way of DD/PO (favouring, CSB Bank, Thrissur)/NEFT/RTGS/Fund Transfer favouring, CSB Bank, Thrissur as detailed in the terms and conditions against each property as above and submit along with KYC document.	
For detailed terms and conditions of sale, please refer the link E-Auction provided in CSB Bank website(www.csb.co.in) or may contact Varghese K.F , CSB Bank, Premises and Development Department, St Marys Collage road, Thrissur. Email: development@csb.co.in or contact online service provider - M/s e-Procurement Technologies Limited -Auction Tiger, Contact Person: Mr. Praveenkumar Thevar Portal: https://sarfaesi.auctiontiger.net , Email id: praveen.thevar@auctiontiger.net or kerala@auctiontiger.net	
For further details CSB Bank, Premises & Development Department, CSB Bank limited CSB Bhavan, St. Marys college road, Thrissur, Kerala may be contacted during office hours on any working day Phone:0487 6619209, 6619208, Email: development@csb.co.in Or Contact M/s e-Procurement Technologies Limited -Auction Tiger Ph- 9722778828 - 079 35022145/149/182	
The property can be inspected on working days with prior appointments only. Place: Thrissur Date: 17/05/2024	
<div style="text-align: right;"> Head- Branch Expansion Premises & Development Department CSB Bank limited,CSB Bhavan St. Marys college road Thrissur, Kerala, 680020 </div>	

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. The bidders may do inspection of premises on any working day before 03/06/2024 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.co.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.co.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 Current A/c. 009403895683892501, Current A/c Name: HO OD- Development department, IFSC Code: CSBK0000094 on or before 03/06/2024 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 03/06/2024.

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.co.in before 03:00 PM on 03/06/2024.

- 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 along with KYC documents 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://sarfaesi.auctiontiger.net> 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. 194 1(A) of Income Tax Act on culmination of sale, if sale price is Rs.50 lacs & above.
- 19) Entire charges in transfer 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.

DATE:17/05/2024

HEAD- BRANCH EXPANSION

PREMISES AND DEVELOPMENT DEPARTMENT