

APENDIX IV-A
[Refer proviso to rule 8(6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable properties mortgaged/charged to the Secured Creditor (CSB Bank Limited), the **Physical Possession** of which has been taken by the Authorised Officer of CSB Bank Limited on **24.09.2024**, will be sold on **"As is where is", "As is what is", and "Whatever there is"** on **16.12.2024** for recovery of **Rs.5,73,83,140.76 as on 30.09.2024 plus applicable interest** with monthly rests w.e.f. **01.10.2024** plus Penal interest, if any plus cost and other charges in WCTL due to CSB Bank Limited, New Delhi Branch located at **G-36, Ground Floor, Connaught Circus, New Delhi – 110001** from Borrower **M/s R.B. Overseas (Partnership Firm)**, C- 9/3, Wazirpur Industrial Area, New Delhi- 110052 through its partners and Guarantor **Mr. Harish Chauhan, S/o Mr M.L. Chauhan, R/o. A-58, Amrit Nagar, Kotla Mubarakpur, New Delhi – 110003** and **Smt. Usha Rani, W/o Mr. Harish Chauhan, R/o A-58, Amrit Nagar, Kotla Mubarakpur, New Delhi – 110003**.

Description of the Immovable Properties	Reserve Price (In Rs)	Earnest Money Deposit (In Rs)
1 All that part and parcel of residential property bearing MCD No. 58 (now known as 58A) consisting of 4 storey building with basement with total built up area of 4500 sq.ft comprised in land admeasuring 100 sq. yards (out of total area of 200 sq. yards) forming part of Khasra No. 121, situated at South Extension Part 1, Village Kotla Mubarakpur, Amrit Nagar, New Delhi- 110003 owned by Sh. Harish Chauhan and bounded on:- East:- Road, North:- Remaining portion of the said property (Part of Plot No. 58)., West:- Service Lane, South:- Property No. 57	Rs 2,53,50,000/-	Rs 25,35,000/-
2. All that part and parcel of entire Second Floor of Residential Property Bearing No.58, forming part of Khasra No. 121 Situated at village Kotla Mubarakpur, Amrit Nagar, New Delhi – 110003 admeasuring 900 Sq. Feet owned by Sh. Harish Chauhan and bounded on: - East: - Road, North:- Property No. 59, West:- Service Lane, South:- Plot No. 58 A (Part of Plot No. 58).	Rs 56,50,000/-	Rs 5,65,000/-
Total	Rs 3,10,00,000/-	Rs 31,00,000/-

Encumbrance: - No encumbrance known to CSB Bank Limited (except the mortgages to CSB Bank Limited)
 *S.A. No. 270/2023 (M/s R.B. Overseas & Ors v. CSB Bank Ltd.) is pending before Hon'ble Debts Recovery Tribunal-II, New Delhi.

Start date of submission of tender is 04.11.2024 at 11.00 A.M. at Zonal Office, Patel Nagar, Delhi and the Last date of submission of tender is 13.12.2024 before 5.00 PM at Zonal Office, Patel Nagar, Delhi. The sealed tenders will be opened by the Authorised Officer on 16.12.2024 at 11.30 a.m in the presence of the available/attending bidders or their representatives at CSB Bank Limited, Zonal Office, 1st and 2nd Floor, Sanatana Dharma World University Trust, 20, South Patel Nagar, Opp. Metro Pillar No 193, New Delhi- 110008 For detailed terms and conditions of the sale, please refer to the link provided in CSB Bank Limited, Secured Creditor's website i.e www.csb.co.in

Date: 29.10.2024
 Place: New Delhi




(Authorised Officer)

CSB Bank Limited, Regd. Office: Thrissu
 Zonal Office, 1st and 2nd Floor
 Sanatana Dharma World Univeristy Trust, 20, South Patel Nagar
 Opp. Metro Pillar No 193, New Delhi- 110008

Details of opening Tender	
Place of Auction	Date and Time
CSB Bank Limited, Zonal Office, 1st and 2nd Floor, Sanatana Dharma World University Trust, 20, South Patel Nagar, Opp. Metro Pillar No 193, New Delhi- 110008	16.12.2024 at 11.30 a.m.

Description of the Immovable Properties (Mortgaged Properties)	Reserve Price (In Rs)	Earnest Money Deposit (In Rs)
1. All that part and parcel of residential property bearing MCD No. 58 (now known as 58A) consisting of 4 storey building with basement with total built up area of 4500 sq.ft comprised in land admeasuring 100 sq.yards (out of total area of 200 sq.yards) forming part of Khasra No. 121, situated at South Extension Part 1, Village Kotla Mubarakpur, Amrit Nagar, New Delhi - 110003 owned by Sh. Harish Chauhan and bounded on:- East :- Road, North:- Remaining portion of the said property (Part of Plot No. 58)., West:- Service Lane, South:- Property No. 57	Rs 2,53,50,000/-	Rs 25,35,000/-
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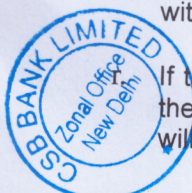
TERMS AND CONDITIONS

- The intending bidders should submit their request/application in the prescribed tender application form in a sealed cover superscribing "Sale - A/c of **M/s R B Overseas**" to the Law Manager, **CSB Bank Limited, Zonal Office, 1st and 2nd Floor, Sanatana Dharma World University Trust, 20, South Patel Nagar, Opp. Metro Pillar No 193, New Delhi- 110008** on any working day during office hours on or before **13.12.2024**. Along with the application, Earnest Money Deposit (EMD) as mentioned above being 10% of the Reserve Price by way of Banker's Cheque/ Demand Draft/RTGS/NEFT favouring "**CSB Bank Limited, New Delhi**", payable at **New Delhi** shall also be submitted. DD Number, date and name of drawer bank should be superscribed on the cover. The tender application form and letter of authority can be obtained from the Authorised Officer or Law Manager, CSB Bank Limited, Zonal Office, Delhi on any working day during office hours on or after **04.11.2024**. The EMD is refundable, if the bid is not successful. The EMD 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 sealed tenders will be opened by the Authorised Officer on **16.12.2024 at 11.30 A.M.** in the presence of the available/attending bidders or their representatives. The authorized representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary proof of identification.
- Along with the offer document, the intending purchaser shall also attach a copy of the PAN card issued by the Income Tax Department and also his/her identity proof and proof of residence.
- The sealed tender will be opened by the Authorised Officer in the presence of principal bidders or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidders with necessary document for identification. After opening the tender, the Authorised Officer has absolute discretion to negotiate to raise the tender amount/permit interse-bidding among the participants to get maximum revised offer/price for the property.



- e. **The successful bidder shall deposit 25% of the bid amount including EMD immediately on the sale being knocked down in his/her favour on the same day or not later than next working day and the balance on or before 15 days from the date of confirmation of sale of the immovable property or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made to the Authorised Officer in the form of Banker's Demand draft/RTGS/NEFT/ Cheque favouring "CSB Bank Limited, payable at New Delhi". In case of default, all amounts deposited till then will be forfeited without any prior notice.**
- f. The immovable property described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage by fire or theft or other accidents and other risk from the date of the confirmation of the Sale by the Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
- g. **The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law.**
- h. The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the auction without assigning any reason therefore and also to modify any terms and conditions of the sale without any prior notice.
- i. Sale is subject to confirmation by the bank. Please note that S.A. No. 270/2023 (M/s R.B. Overseas & Ors v. CSB Bank Ltd.) is pending before Hon'ble Debts Recovery Tribunal-II, New Delhi.
- j. **Sale of properties shall be as under "As is where is", "As is what is", and "Whatever there is" including encumbrances if any;**
- k. The Bank will not be responsible for any charges, lien, unknown Encumbrance, property tax, or any other dues to the government or anybody in respect of the property under sale. Bidders are advised to do necessary due diligence on their part.
- l. The buyer/s should satisfy themselves on the extent, title, ownership, statutory approvals etc and existence of any encumbrances, property tax or any other dues to the government or anybody in respect of the property under Sale.
- m. **That as per valuation report the said properties are located within 100m distance from ASI Protected Monument (Having certain restriction of redevelopment, repair, renovation etc.). The bank will not be responsible for any permission from the concerned authority in this regard as Sale of properties shall made be as under "As is where is", "As is what is", and "Whatever there is."**
- n. Sale shall not be accepted if the bid is below the reserve price.
- o. This is Notice to the Borrower/guarantor and the Public in general.
- p. 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).
- q. 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 auction or vary the terms and conditions of the auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.

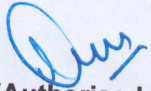
If the dues together with all costs, charges and expenses incurred are tendered at any time before the date fixed for sale or transfer, the secured asset will not be sold or transferred and no further step will be taken for transfer or sale of secured asset.



- s. The property can be inspected on or before 04.11.2024– 09.12.2024 between 1 P M and 5 P M. Purchasers who are interested may contact the Law Manager, Zonal Office, Patel Nagar before the date of inspection.
- t. For any other information contact: Law Manager, CSB Bank Limited, Zonal Office, 1st and 2nd Floor, Sanatana Dharma World Univeristy Trust, 20, South Patel Nagar, Opp. Metro Pillar No 193, New Delhi- 110008 (Mobile no. 8840163191).
- u. As per Sec-194- I A of Income Tax Act, 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs.50.00 lakhs and above.

Date: 29.10.2024
Place: New Delhi




(Authorised Officer)
CSB Bank Limited, Regd. Office: Thrissur
Zonal Office, 1st and 2nd Floor,
Sanatana Dharma World Univeristy Trust,
20, South Patel Nagar,
Opp. Metro Pillar No 193, New Delhi- 110008