

APPENDIX IV-A**[Refer provision to 8(6) & rule 9 (1)]****SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY****E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with provision to rule 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 04.11.2022 at 11.00 A. M for recovery of sum of **Rs.98,45,811.54/- (Rupees Ninety Eight lakhs Forty five thousand eight hundred eleven and fifty four paise only)** as on 29.09.2022 and further interest there on from 30.09.2022 and other expenses thereon due to the Secured Creditor, CSB Bank Ltd, from the M/s Tek Wizard, Represented by its Partners Mrs. Jasmine Princess and Mr. Paul Winston Office Address at No.2, G.S.T Road, Alandur, Chennai – 600 016 and guarantor Mrs. Jasmine Princess W/o Mrs. Paul Winston, No.A-1, Sai Ayusha Rameesha, No.2, Golden Avenue, SDK Nagar, Velachery, Chennai – 600 042 Mrs. Paul Winston, No.A-1, Sai Ayusha Rameesha, No.2, Golden Avenue, SDK Nagar, Velachery, Chennai – 600 042.

Details and description of the properties

All that piece and parcel of land admeasuring 18 cents, Comprised in Sy.No.Old S.No.52-B New S.No K-320-5 situated at Melamaravan kudieruppu Eathamozhi Road, Nagercoil Village (old Vadiveeswarm Village) Agasteesvaran Taluk, Kanyakumari District.

Bounded on:

North By: Property of Mr. Sathyanesan

South By: Property of Fr John Britto, Carmel Home

East By : Eathamozhi Road

West By: Property of Mr. Suyambu

Reserve Price: Rs.1, 37,00,000/- and the Earnest Money Deposit will be - Rs. 13,70,000/-

Bid Increment Amount-Rs.50, 000/-

Mode of Auction: E – Auction

Date & Time of Auction: Date: 04.11.2022- Time between 11.00 AM to 12.00 PM

Date of Publication: 01.10.2022 - Indian express and Dinamani

The Earnest Money Deposit shall be deposited on or before **03.11.2022** 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

and tamilnadu@auctiontiger.net For detailed terms and conditions of the sale please refer the link provided in the CSB Bank website (www.csbbank.com) or may contact Auction Tiger Mr.Praveen Kumar Thevar; praveen.thevar@auctiontiger.net and 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: 29.09.2022

Place: Chennai

**AUTHORISED OFFICER
CSB Bank Ltd**

PROCEDURE AND DETAILS

1	Name and Address of the Secured Creditor	CSB Bank Ltd (erstwhile Catholic Syrian Bank Ltd) ARB Branch, Zonal Office, 7th Floor, Rani Seethai Hall, Anna Salai, Chennai 600 006
2	Name and Address of the Borrower/ Guarantor	Mrs. Jasmine Princess W/o Mrs. Paul Winston, No.A-1, Sai Ayusha Rameesha, No.2, Golden Avenue, SDK Nagar, Velachery, Chennai – 600 042 Mrs. Paul Winston, No.A-1, Sai Ayusha Rameesha, No.2, Golden Avenue, SDK Nagar, Velachery, Chennai – 600 042,
3	Total liabilities	Rs.98,45,811.54/- (Rupees Ninety Eight lakhs Forty five thousand eight hundred eleven and fifty four paise only) as on 29.09.2022 and further interest there on from 30.09.2022 and other expenses thereon
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 tamilnadu@auctiontiger.net Date : 04.11.2022 Time between 11.00 Am to 12.00 Pm (With unlimited extension of 5 minutes duration each till the conclusion of the sale) https://sarfaesi.auctiontiger.net
5	Details of Property:	All that piece and parcel of land admeasuring 18 cents, Comprised in Sy.No.Old S.No.52-B New S.No K-320-5 situated at Melamaravan kudieruppu Eathamozhi Road, Nagercoi Village(old Vadiveeswarm Village) Agasteesvaran Taluk, Kanyakumari District. Bounded on: North By:Property of Mr. Sathyanesan South By:Property of Fr JohnBritto, Carmel Home East By : Eathamozhi Road West By:Property of Mr.Suyambu
6 a)	Reserve Price and EMD & last date of deposit of EMD :	Rs.1,37,00,000/- Earnest Money Deposit will be -- Rs. 13,70,000/- and last date of deposit -03.11.2022 till 5 pm
7	Other terms and conditions :	
a)	Auction/bidding shall be only through “Online Electronic Bidding” through the website https://sarfaesi.auctiontiger.net . Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.	

b)	The property can be inspected with prior appointment of Branch / Authorised Officer.
c)	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.
d)	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 CSB Bank Ltd, A/c No : 044507000555382501 IFSC Code: CSBK0000445 on or before 03.11.2022 till 5.00pm.
e)	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
f)	After payment of the EMD amount, the intending bidders should submit a copy of the following documents/details on or before 03.11.2022 till 5.00 pm , to Authorised Officer CSB Bank Ltd, by hand or by email (arbchennai@csb.co.in) i) Demand Draft/Pay order towards EMD amount. If paid through RTGS/NEFT, acknowledgment receipt thereof with UTR No. 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. iii) Bidders Name. Contact No. Address, E Mail Id. iv) Bidder's A/c details for online refund of EMD.
g)	The intending bidders should register their names at portal https://sarfaesi.auctiontiger.net 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
h)	EMD deposited by the unsuccessful bidder shall be refunded to them. The EMD shall not carry any interest.
i)	Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs.50,000.00 (The amount can be decided by the Authorised Officer depending upon the value of the property with a minimum of Rs. 50,0000/- 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.
j)	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.
k)	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.
l)	All charges for conveyance, stamp duty/GST registration charges etc., as applicable shall be borne by the successful bidder only.
m)	Authorised Officer reserves the right to postpone/cancel or vary the terms and conditions of the e-auction without assigning any reason thereof.
o)	The bidders should have the digital signature before proceeding the auction.
n)	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, Zonal Office, 7th Floor, Rani Seethai Hall, Anna Salai, Chennai 600 006 who, as a facilitating centre, shall make necessary arrangements.
<u>SPECIAL INSTRUCTION/CAUTION</u> 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.	

Place: 29.09.2022

Date: Chennai

AUTHORISED OFFICER

CSB Bank Ltd