

APPENDIX IV-A

[Refer provision to 8(6) & rule 9 (1)]

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTY

Account –M/s Royal Splendour Developers Pvt Ltd – SARFAESI proceedings - Sale of property under 13(4) of SARFAESI Act 2002 in Rule-9 (1) of the Security Interest (Enforcement) Rules, 2002. - Sale Notice

The Borrower Mr.T K Santhosh had borrowed money from CSB Bank Ltd (erstwhile The Catholic Syrian Bank Ltd) Guindy branch by mortgaging property mentioned hereunder. Since committed default in repaying the dues, the account was classified as an NPA.

We had issued Demand Notice Dt. 15.07.2016 under Sec.13(2) and Symbolic Possession Dt.26.09.2016 under sec 13(4) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made thereunder demanding repayment of **Rs.5,20,25,729.50** (Rupees Five crore twenty lakh twenty five thousand seven hundred twenty nine and paise fifty only as on 30.06.2016 and further interest there on from 01.07.2016 and other expenses thereon due to the Secured Creditor, CSB Bank Ltd, from the Borrower Mr. T. K. Santhosh, S/o Kuttappan, Plot No.66A, Shakthi Avenue 3rd Street, Gerugambakkam, Porur, Chennai- 600 122 and guarantor Mr. Sivaramakrishnan C, S/o Chandrasekaran Plot No.2A, Ranganadha T-39,16th cross street, Besant Nagar, Chennai- 600 090.

It is decided to bring the property for sale under section 13(4) of SARFAESI Act and Rule-9 (1) of the Security Interest (Enforcement) Rules, 2002 by private treaty for realizing the dues.

Fifteen days Sale Notice is served on you for the sale of the mortgaged property and being published on 04.03.2022 in Indian Express and Dhina Mani.

The Upset Price of the Property is Rs.255.00 Lakhs and 10% E.M.D is Rs.25, 50,000/- (Rupees Twenty Five lakhs Fifty thousand only)

Date of Auction – 21.03.2022 between 11.00 A.M to 1.00 P.M

Place of Auction – Zonal Office, Rani Seethai Hall, 7th Floor, Chennai

Mode of Auction – By obtaining quotations/offers

Property Description

All that piece and parcel of vacant land measuring 1 Acre with other improvements comprised in Old S.No.408/1, New S.N.408/1A1A as per Patta No.822 of Semmencheri Village, previously Tambaram Taluk, presently Sholinganallur Taluk, Kancheepuram District in the ownership of M/s. Royal Splendour Developers Pvt Ltd (more fully described in schedule of Sale Deed Reg No.2170/2013 of SRO, Neelangarai)

Boundaries

North	Land in Survey No.408/1A1C
South	24 feet wide Road
East	Land in Survey No.408/1A1D
West	Land in Survey No.1A1B

The property will be sold in “as is where is”, “as is what is”, “whatever there is condition” & “without recourse basis” including encumbrances, if any.

For further details contact the Authorised Officer of CSB Bank Ltd., Asset Recovery Branch, at 7th Floor, Rani Seethai Hall, Anna Salai, Chennai- Contact Nos. 9445554225 during office hours on any working day.

For detailed terms and conditions of the sale, please visit: - www.csb.co.in

Chennai
03.03.2022

Authorised Officer
CSB Bank Ltd

**7th Floor, Rani Seethai Hall, 603, Anna Salai, Chennai -600006, Phone No 044-28294193, 28291572, 28294078, 64500524e-mail : chennaizone@csb.co.in
Corporate Identity No:U65191KL1920PLC000175
CSB.....support all the way**

TERMS AND CONDITIONS

The sale shall be subject to the conditions prescribed in the Security Interest (Enforcement) Rules, 2002 and to the following conditions:

- (a)** This is Notice to the Borrower/guarantor and the Public in general.
- (b)** The property will be sold in "as is where is", "as is what is", "whatever there is condition" & "without recourse basis" including encumbrances, if any. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- (c)** The property can be inspected, with prior appointment with Authorised Officer, on any working day between 10.00 AM and 5.00 PM.
- (d)** The intending bidders have to submit an letter in a sealed cover superscribing "Sale **"M/s. Royal Splendour Developers Pvt Ltd"**, along with Earnest Money deposit which is 10% on the Reserve Price of the property i.e. **Rs 25,50,000/-** (Rupees Twenty five lakhs fifty thousand only) by demand draft favouring "CSB Bank Ltd, " payable at **Chennai** on or before **19.03.2022 4.00 PM**. The DD Number, date and Name of Bank should be superscribed on the cover. The application shall be submitted **to the Branch Manager, ARB Branch, Chennai**
- (e)** Along with the offer document, the intending purchaser shall also attach a copy of the PAN Card, Identity Proof and Proof of residence. The bid amount is refundable, if the bid is not successful. The deposit amount 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.
- (f)** The sealed Covers will be opened by the Authorised Officer in the presence of available/attending bidders or their authorised representatives on the date and time of auction. The Authorised Officer has absolute discretion to negotiate or raise the tender amount /permit interse bidding which will be on the multiples of **Rs.10,000/-** among the participants to get maximum revised offer/price for the property.
- (g)** The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately, i.e. on the same day or not later than next working day 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, exclusive of such day or if the 15th day be Sunday or other holiday, then on the next working day after the 15th day before 3.00 pm or within such extended period as may be agreed upon in writing between the purchaser and secured creditor. If the successful bidder fails to pay the sale price within the period stated above, 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.
- (h)** 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.

(i) All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

(j) 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.

(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) The Sale certificate will be issued in the name of purchaser (s)/applicant (s) The bid shall be considered only if the price offered is above the reserve price.

(m) Authorised Officer/Bank 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.

(n) The particulars of the secured assets specified above have been to the best of the information of the authorized officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

(o) The participating bidder may visit the property in order to ascertain the exact location and nature and conduct his/her own legal due diligence regarding the encumbrances on the property including statutory liabilities etc. Authorised Officer of the bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the government or anyone else in respect of the said properties.

(p) For further details contact the Authorised Officer of **CSB Bank Ltd., Asset Recovery Branch, at 7th Floor, Rani Seethai Hall, Anna Salai, Chennai- Contact No. 9445554225 during office hours on any working day.**

Place: Chennai
Date: 03.03.2022

Authorised Officer
CSB Bank Ltd