



Regional Office, 48/49, Montieth Road, Egmore, Chennai 600 008
Telephone : 2888 3224 Fax: 23464257 E mail : recvchenro@centralbank.co.in

RO:CHEN:RECV:2018-19:301

25th November 2019

Notice of intended sale under Rule 8 of the Security Interest (Enforcement) Rules 2002 under The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002

BY REGISTERED POST WITH A/D

To

M/s Sri Kaligambal Agencies Prop: Mr. T Balaji No.28/63, Sathyamoorthy Street Thiruvallur-602001	Mr. T Balaji S/o Mr. S Thangavel No.28/63, Sathyamoorthy Street Thiruvallur-602001
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Sirs,

Sub: Your credit facility with THIRUVALLUR Branch.

<u>Facility & Sanctioned Limit</u>	<u>Closer Balance as on</u>
M/s Sri Kaligambal Agencies Prop: Mr. T Balaji Cent Trade A/C- 3940965650 Limit- Rs. 13.19 Lakhs	22.11.2019- Rs. 16,13,449.00

You had availed above credit facility from Central Bank of India, Thiruvallur Branch. The repayments of the said loans are inter alia secured by mortgage of schedule mentioned properties in the sale notice enclosed.

Since you have failed to pay the outstanding amount to the Bank **We have issued a Demand Notice dated 22/11/2018 calling upon you to repay the amount mentioned in the said notice being Rs.13,98,000/- (Which represents Principal plus Interest charged up 22/11/2018 and further interest from 22/11/2018 within 60 days from the date of receipt of the said notice).** It was also made clear that if the payment is not made Bank will be constrained to exercise its rights by taking possession of the securities.

As you failed to make payment, the authorized officer took symbolic possession of the securities on **25.02.2019**.

As per Section 13(4) of the Act, the Bank is entitled to effect sale of the same and realize the proceeds towards costs, charges, expenses and outstanding balance with further interest due thereon. Accordingly, the authorized officer intends selling the secured assets described in the sale notice attached.

The sale is intended to be carried out by Regional Office Egmore Chennai by way of e -auction platform provided at the website <https://www.bankauctions.com> on such terms and conditions as per the details of the sale notice attached herewith which is forming part of this notice.

The last date for submission of EMD through the web portal will be on **21.12.2019** before 4.00 PM
Date and time of auction will be **23.12./2019: 12.00 Noon to 01.00 PM.**

Yours Sincerely

AUTHORISED OFFICER
Encl: Sale Notice



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APPENDIX-IV-A

[See provisio to rule 8(6)]

Sale notice for sale of Immovable properties

E-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 provisio 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 property mortgaged/charged to the Central Bank of India, Secured Creditor, the symbolic possession of which has been taken by the Authorized Officer of Central Bank of India, secured creditor will be sold on “As is where is”, “As is what is”, and “Whatever there is” on 23.12.2019, for recovery of Rs. 16,13,449.00 due to the Central Bank of India, Thiruvallur Branch, secured creditor as on 23.11.2019 from Borrowers M/s. Kaligambal Agencies and Prop: Mr. T Balaji S/o Mr. S Thangavel.

The last date for submission of EMD through the web portal will be before 4.00 p.m on 21.12.2019	DATE / TIME OF E-AUCTION 23.12.2019 12.00 Noon to 01.00 PM.	
RESERVE PRICE Rs. 4,00,000.00 (Rupees Four Lakhs Only)	EMD Rs. 40,000.00	Bid Increase Amount Rs. 10,000.00

PROPERTY STANDING IN THE NAME OF Mr T Balaji S/o Mr. S Thangavel

Survey No.	Extent/Area	Location/Sub District/ District/village etc.	Boundaries
All that piece and parcel of land and Building admeasuring 1650 Sq. Ft. on the eastern side Plot No.22, comprised in old survey No.68/3A, Sub division New Survey No.68/3A2, Patta No.79 situated at no.75 Kakkalur Village, DTCP Approval No.248/2004, “SRI BALAJI GARDEN” Tiruvallur Taluk and Dist, within the Regn Dist of Kancheepuram and Sub-Regn Dist of Tiruvallur bounded as North by 23 feet length Road, South by Vacant Place, East by Plot No.23 and West by Vacant Place. Measuring E*W = 33 Feet and N*S= 50 Feet.			

For detailed terms and conditions of the sale, please refer to the link provided in <https://www.centralbankofindia.co.in>.

Terms and conditions

1. The e-Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and “NO COMPLAINT” condition
2. The auction sale will be Online E-Auction/Bidding through website <https://www.bankeauctions.com> on 23.12.2019 from 12.00 Noon to 01.00 PM.
3. Intending bidders shall hold a valid, e-mail address and PAN number. For details please contact M/s C1India Pvt Ltd., E-Mail ID: support@bankeauctions.com or tn@c1india.com
4. Bidders are required to go through the website <https://www.bankeauctions.com> for detailed terms and conditions of auction sale before submitting their bids and taking part in the e-Auction sale proceedings.
5. To the best of knowledge and information of the Authorized Officer, there is no encumbrance on property affecting the security interest. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The e-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 Authorized Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
6. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property put on auction will be permitted to interested bidders at site on 17.12.2019 from 10.00 a.m to 5.00 p.m.



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- 7 The above mentioned amount should be remitted towards EMD through RTGS/NEFT to Account No 3689383500 of Central Bank of India Regional Office, Egmore, and Chennai 600008 IFSC Code CBIN0283026. Cheque or demand draft shall not be accepted as EMD amount.
- 8 Prospective bidders are advised to obtain user id and password which are mandatory for bidding in the above e –auction from M/s C1India Pvt Ltd., helpline 01244-302000,919840446485 E mail support@bankeauctions.com or tn@c1india.com. Passwords will be allotted only to those bidders who fulfill all the terms and conditions of e-auction and have deposited the requisite EMD. And for further property related query you may contact Branch Manager Central Bank of India, Thiruvallur branch, Tel. No. **044-27663310 Mobile-9962044048 e-mail ID: bmchen4587@centralbank.co.in** during office hours i.e.10 AM to 5 PM during the working days. After registration by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before last date of submission of the bid viz. i) Copy of the NEFT/RTGS Challan; ii) Copy of PAN Card; iii) Proof of Identification (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc. iv) Copy of proof of address; without which the bid is liable to be rejected.
- 9 The interested bidders, who have submitted their bid not below the Reserve Price through online mode before **4:00 PM on 21.12.2019**, shall be eligible for participating in the e-bidding process. The e-Auction of above properties would be conducted exactly on the scheduled Date & Time as mentioned against each property by way of inter-se bidding amongst the bidders. The bidder shall improve their offer in multiple of the amount mentioned under the column “Bid Increase Amount”. In case bid is placed in the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (**subject to maximum of unlimited extensions of 5 minutes each**). The bidder who submits the highest bid amount (not below the Reserve Price) on closure of e-Auction process shall be declared as Successful Bidder and a communication to that effect will be issued which shall be subject to approval by the Authorized Officer/Secured Creditor.
- 10 The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of, the auction price less the EMD already paid, immediately but not later than next working day of the acceptance of bid price by the Authorized Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. If any such extension is allowed, the amount deposited by the successful bidder shall not carry any interest. In case of default in payment by the highest and successful bidder, the amount already deposited by the bidder shall be liable to be forfeited and property shall be put to re-auction and the defaulting bidder shall have no claim/ right in respect of property/ amount.
- 11 The authorized Officer is not bound to accept the highest offer and the authorized officer has absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel the e auction without assigning any reason thereof.
- 12 The sale is subject to the confirmation of the Bank.

Date: 25.11.2019
Place: Chennai

Authorized Officer
CENTRAL BANK OF INDIA