

APPENDIX- IV A

[See proviso to rule 8(6)]

Sale notice for Sale of immovable property

E-Auction Sale Notice for Sale of immovable Asset under the Securitization 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 property mortgaged/ charged to the secured creditor, the constructive 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 20.12.2019, for recovery of Rs.10,34,523/- (Rupees Ten Lakhs Thirty Four Thousand Five Hundred and Twenty Three Only) as on 31.10.2019 plus further Interest and other charges due to Central Bank of India , **Aloor Branch** from **Borrower: Mr.M.George and Mrs.P.Benedict Shakila . Account Num : 3507056208**. The Reserve price will be Rs.17,45,000/- and the earnest money deposit will be Rs.1,74,500/- Bid increase amount will be Rs 25,000. /-

Details of immovable Property : All that part and parcel of Property in the name of Mr.M.George s/o Muthaian bearing Old S.No:34, R.S.No:228/11B, D.No:5-286A having 12.5 Cents of Land and Building situated at Mullangana Vilai, Vilavancode Taluk, Kanyakumari District.

Boundaries:

North of: Property of Mary Stella, South of : Property of Muthayan , East of : Kanjirankattu vilai, West of : Karuvandankuzhivilai Property.

The auction sale will be online E Auction/ Bidding through website <https://centralbank.auctiontiger.net> on **20.12.2019** from 11.00 Am to 01.00 PM. Last Date for remittance of EMD, submission of E-Bid and inspection: **18.12.2019** till 5.00 P. M. EMD shall be remitted by account transfer/NEFT/RTGS in Authorised Officer account num :3017087915.To the best of Knowledge and information of the Authorised officer, there is no encumbrance on property affecting the security interest .However, the intending bidders should make their own independent inquiries regarding the encumbrances.

For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor’s website i.e <https://centralbankofindia.co.in> and also in <https://centralbank.auctiontiger.net>. Contact No.8489945201.

Date: 11.11.2019

Place: Aloor

**AUTHORISED OFFICER
CENTRAL BANK OF INDIA**

Terms and conditions:

1. The e- Auction is being held on “AS IS WHERE IS” and “AS IS WHAT IS BASIS” and “WHATEVER THERE IS ” condition.
2. The auction sale will be online E Auction / Biding through website <https://centralbank.auctiontiger.net> on 20.12.2019 from 11.00 AM to 01.00 PM
3. Intending bidders shall hold a valid Digital signature Certificate, e-mail address and PAN number . For detail with regard to digital signature certificate ,Please contact M/s e-procurement technologies(Auction Tiger) Mr. Praveen Kumar Thevar 09722778828/079 40230811/12/12/14/15/16 & E mail Id praveen.thevar@auctiontiger.net, tamilnadu@auctiontiger.net / support@auctiontiger.net. For any property related query may contact Authorized Officer, Phone: 0452-2521836,37,1791,2522523,2526752,53. Fax: 2537460 E. mail: rmmaduro@centralbank.co.in in Office_hours during working days.
4. Bidders are required to go through the website <https://centralbank.auctiontiger.net> and also the website www.auctiontiger.net 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 Authorised 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/ies put on auction and claim/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 Authorised officer/Secured creditor shall not be responsible in any for any third party claim/rights.
6. It shall be responsibility of the bidder to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders at sites on any working day before 18.12.2019, 5.00 p.m.
7. The interested bidders shall submit their EMD through NEFT/RTGS/Account transfer in the following Account No. 3017087915, Name of the a/c: Authorised Officer, Central Bank of India, Madurai, Name of the beneficiary: Central Bank of India, IFSC Code: CBIN0283094 before 18.12.2019, 5 P.M. Please note that the cheques /Demand Drafts shall not be accepted as EMD amount.
8. 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(s) Viz i) Copy of the NEFT/RTGS/Account transfer challan ii) Copy of PAN Card iii) Proof of identification KYC viz ,self-attested copy of Voter id card/Driving Licence/passport etc iv) Copy of proof of address without which the bid is liable to be rejected.
9. The interested bidders who require assistance in creating Login ID & Password ,uploading data, submitting bid ,training on e-bidding process etc, may contact M/s E-Procurement technologies ltd Help line No 079-40230812,813,814,815,816,817,818 819 .Help line e mail id praveen.thevar@auctiontiger.net / tamilnadu@auctiontiger.net and for any property related query may contact Chief Manager /Authorised officer Tel No 0452-2526752,753,2521836,37,1791, Mobile: 8489925248, Email id: rmmaduro@centralbank.co.in in office hours during the working days.
10. Only buyers holding valid user id/password and confirmed payment of EMD through NEFT/RTGS/Account transfer shall be eligible for participating in the e-Auction process.

11. The e-Auction of above properties would be conducted exactly on the schedule date and 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 against “each property .In case bid is placed in the last five minutes of the closing time of the e-Auction ,the closing time will get automatically extended for five 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 a successful bidder and communication to that effect will be issued through electronic mode which shall be subject to approval by the Authorised officer/Secured creditor.
12. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of the 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, adjusting the EMD already paid, immediately the acceptance of bid process by Authorised officer and the balance 75% of the sale price on or before 15th day of confirmation of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited 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.
13. The sale is subject to the confirmation of the Bank.
14. The prospective qualified bidders may avail online training on e-Auction from M/S E-Procurement Technologies Ltd. praveen.thevar@auctiontiger.net and may reach Mr. Praveen kumar Thevar Cell: 09722778828, Mr.Prabhakar (Madurai) Ph: 7010067800 prior to the date of e-Auction. Neither the Authorised officer/Bank nor M/s E-Procurement Technologies Ltd., shall be liable for any Internet Network Problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
15. The purchaser shall bear the applicable stamp duties/additional stamp duty/transfer charges, fee etc., and also all the statutory/non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
16. Successful bidder/purchaser will remit TDS @ 1% on sale proceeds on immovable property/ies of value Rs.50.00 lacs and above as per section 194 IA of the Income Tax Act 1961 and deposit the same by furnishing the challan in Form 26QB and submit the original receipt of TDS certificate to Bank.
17. The Authorized Officer is not bound to accept the highest offer and the Authorized officer has the absolute right to accept or reject any or all offer(s) or adjourn/postpone/cancel/ extend the time of the e-Auction without assigning any reason thereof. The bidders are advised to go through the detailed Terms & Conditions of e-auction available on the Web Portal of M/S E-Procurement Technologies Ltd., <https://centralbank.auctiontiger.net> before submitting their bids and taking part in the e-Auction

Place: Aloor
Date: 11.11.2019

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