



AUCTION SALE NOTICE

Sale of immovable properties mortgaged to Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002(hereinafter referred to as 'the Act').

Whereas the below named borrowers had borrowed monies from the Catholic Syrian Bank Ltd., G.H. Junction Branch and they owe below mentioned amounts with interest and costs. Whereas the Bank had issued notice under the Act and the Authorised Officer had taken possession of the properties and the Bank had decided to sell the properties under Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002 by inviting tender from the general public. As per Sec. 13 (4) of the Act, secured creditor is entitled to effect sale of the asset and realise the proceeds towards outstanding balance.

1. Name and Address of the Secured Creditor	The Catholic Syrian Bank Ltd., G.H. Junction Branch, TC 27/2312 (1), Deepa Arcade, Convent Road, General Hospital Junction, Thiruvananthapuram-695001
2. Name and Address of the Borrowers & Guarantors	(1) M/s. Ardra Medicals & Surgicals, Proprietrix: Smt. K. Mini, T.C. 1/1466 (3) & (4), Soman Building, Murinjapalam, Medical College. P.O, Trivandrum-695 011. (2) Smt. K. Mini, Proprietrix of Ardra Medicals & Surgicals, W/o. M. Muralidharan, T.C. 16/1823/1, 'Varnam', KLRA-10, Kukkiyil Lane, Jagathi, Trivandrum-695014 (3) Sri. M. Muralidharan, T.C. 16/1823/1, 'Varnam', KLRA-10, Kukkiyil Lane, Jagathi, Trivandrum-695 014. (4) Sri. M. Muralikrishnan, ERA A-71, Vridhavanam, Edagramam, Karamana, Thiruvananthapuram-695 002. (5) Sri. P. Kumar, T.C. 40/547, TPSRA-103, Malamel Lane, Manacaud, Thiruvananthapuram-695 009.
3. Amount due to the Bank as on 30-06-2017	Rs.5,55,14,584.63 (Rupees Five Crore Fifty Five Lakhs Fourteen Thousand Five Hundred Eighty Four and Paise Sixty Three Only) with further interest compounded monthly along penal interest @ 1% per annum from 01-07-2017 till the date of repayment of the dues in full and other costs, charges and expenses.
4. a) Date & Time of Auction b) Place of Auction	17-08-2017 at 11:00 AM The Catholic Syrian Bank Ltd., G.H. Junction Branch, T.C. 27/2312(1), Deepa Arcade, Convent Road, General Hospital Junction, Thiruvananthapuram, Kerala – 695001.
5. Details of Properties: Item No.1: All that parts and parcels of property having total extent of 3.90 Ares of land with Residential Building made up of 2.45 Ares under Re.Sy.No.97 (Old Sy. No.381/2-3) and 1.45 ares under Re.Sy.No.38 (Old Re.Sy.No.381/2-3) of Thycaud Village, Thiruvananthapuram Taluk, Thiruvananthapuram District in the name of Sri. M. Muralidharan & Smt. K Mini more specifically detailed in Sale deed No:3128/2004 & 190/2004 of Chalai Sub Registrar's Office. Boundaries: East: Property of Heera Constructions; West: Road; North: Property of ManikantanN South: Property of Thankappan. Item No.2: All that parts and parcels of property having total extent of 4.60 Ares of land with building under Re.Sy.No.205/9-1 (Old Sy. No.149/TB) of Nemom Village, Thiruvananthapuram Taluk, Thiruvananthapuram District in the name of Sri. M Muralikrishnan more specifically detailed in Settlement deed No:1590/1984, Sale Deed No.329/1996, 2519/1995 & release Deed No.2518/1995 of Chalai Sub Registrar's Office. Boundaries: East: Property of Vijayakumaran nair; South: Property of Prakash; West: Road; North: Property of Jayakumar & Others.	
6. Reserve Price	Item No. 1: Rs. 1,40,25,000/- (Rupees One Crore Forty Lakhs Twenty Five Thousand Only) Item No. 2: Rs.49,30,000/- (Rupees Forty Nine Lakhs Thirty Thousand Only)
7. Earnest Money Deposit (EMD)	Item No. 1: Rs.14,02,500/- (Rupees Fourteen Lakhs Two Thousand Five Hundred Only) Item No. 2: Rs.4,93,000/- (Rupees Four Lakhs Ninety Three Thousand Only)

TERMS AND CONDITIONS OF AUCTION

- The intending bidders should submit their request in the prescribed tender application form in a sealed cover superscribing "Sale – Ardra Medicals & Surgicals (Item No:1 Property)" for Item No:1 above and "Sale – Ardra Medicals & Surgicals (Item No:2 Property)" for Item No:2 above along with Earnest Money Deposit (EMD) of Rs.14,02,500/- (Rupees Fourteen Lakhs Two Thousand Five Hundred Only) for property in Item No:1 above & Rs.4,93,000/- (Rupees Four Lakhs Ninety Three Thousand Only) for property in Item No:2 above by way of Demand Draft favouring The Catholic Syrian Bank Ltd., G.H. Junction Branch payable at Thiruvananthapuram" on any working day on or before 16-08-2017 during office hours directly to the Branch Manager, The Catholic Syrian Bank Ltd, G.H. Junction Branch. The DD Number, date and name of bank should be superscribed on the cover. The tender application form and letter of authority can be obtained from the Branch Manager, The Catholic Syrian Bank Ltd, G.H. Junction Branch on any working day on or before 16-08-2017 during office hours. 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.
- 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 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.
- After opening the tender, the Authorised Officer has absolute discretion to negotiate or to raise the tender amount/permit inter se bidding among the participants to get the maximum revised offer/price for the property.
- The successful bidder shall deposit 25% (inclusive of the Earnest Money Deposit) of the bid amount immediately on the sale being knocked down in his/her favour and the balance within 15 days from the date of confirmation of sale or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made in the form of Bankers Cheque/Demand Draft favouring "The Catholic Syrian Bank Ltd., G.H. Junction Branch, payable at Thiruvananthapuram". In case of default, the entire amounts deposited till then will be forfeited without any prior notice.
- 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 caused by fire, theft or other accidents and risk from the date of confirmation of sale by the Authorised Officer.
- The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc. as applicable as per law;
- The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the sale without assigning any reason therefore and also to modify any terms and conditions of the sale without any prior notice.
- Sale is subject to confirmation by the Bank.
- Sale of the properties shall be under "As is where is and as is what is condition", including encumbrances, if any;
- The Bank will not be responsible for any charge, lien, Encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale and the property will be sold on "As is where is basis and as is what is condition".
- 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.
- Sale shall not be accepted if the bid is below the Reserve Price.
- The borrowers/guarantors attention is invited to provisions of sub section 13 of the Act in respect of time available to redeem the secured assets.
- The property can be inspected on any working day on or before 14-08-2017 between 11 AM and 3.30 PM. Interested purchasers may contact the Branch Manager, The Catholic Syrian Bank Ltd, G.H. Junction Branch before the date of inspection.
- This is notice to the borrower/guarantors and the public in general.
- For further information contact: 0471-2471659, 0471-2463570

(Sd/-) Authorised officer
The Catholic Syrian Bank Ltd.

