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**AUCTION SALE NOTICE**

**Sale of Immovable Properties Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 (SARFAESI ACT)**

Whereas, the under noted persons have borrowed monies from The Catholic Syrian Bank Ltd, **Guindy Branch** and they owe the amounts with interest, cost and other charges thereon as mentioned against their name herein below. The Bank had issued notice under the Act and the Authorised Officer had taken possession of the property on 23/11/2015 and 27/11/2015 and decided to sell the property 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 assets taken possession of and realise the proceeds towards outstanding balance. In accordance with the same, the Authorised officer intend selling the schedule mentioned securities by way of public tender /auction.

Sl No.	Borrowers/Guarantors	Amount due to the Bank as on 31/12/2015.
1	<p><b>Borrower- M/s. Lakshmi Ranga Enterprises (Pvt) Ltd</b> Registered Office : H 82/F2, 1<sup>st</sup> Floor, Valmiki Nagar, Thiruvanmiyur, Chennai-600041 Admin.Office- #52(6-A), Big Street,Thiruvannamalai-606 601.</p> <p><b>Guarantors -</b></p> <p><b>1) R.Anbalagan,</b> <b>2) A.Shanthi,</b> W/o. R.Anbalagan, <b>3) A.Thilagavathy,</b> D/o. R.Anbalagan, at H 82/ F2, 1<sup>st</sup>Floor, Valmiki Nagar, Thiruvanmiyur, Chennai – 600041</p>	<b>Rs. 12,26,34,325.37</b>
2	<p><b>Borrowers- M/s. Lakshmi Traders(Partnership firm)</b> No.270, Valachery, Main Road, Narayanapuram, Chennai-600100.</p> <p><b>Partners</b></p> <p><b>1) R.Anbalagan,</b> <b>2)A.Shanthi,</b>W/o. R.Anbalagan, <b>3) A.Thilagavathy,</b> D/o. R.Anbalagan, at H 82/ F2, 1<sup>st</sup>Floor, Valmiki Nagar, Thiruvanmiyur, Chennai – 600041</p>	<b>Rs.5,00,65,057.62</b>

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## DESCRIPTION OF PROPERTIES

### **ITEM NO.1**

All that part and parcel of land with building situated at Tiruvannamalai Registration District, Sub-District-II Tiruvannamalai Town, I ward, 18<sup>th</sup> Block, Door No.28, Kosamada St, T.S.No:1123, measuring 1233 sqft, situated to the south of the Street, North of Parvathiammal's house, west of Muniammal's house, East of Janagammal's house in the ownership of Mr.R Anbalagan. (More fully described in schedule to the Sale Deed Reg.No.8343/2005).

**Reserve Price for Item No.1 - Rs.1,60,82,000/-**

**EMD - Rs.16,08,200** ( Rupees sixteen lakhs eight thousand and two hundred only)

### **ITEM NO.2**

All that part and parcel of land with building situated at Tiruvannamalai Registration District, Sub-District-II Tiruvannamalai Town, I ward, 23<sup>rd</sup> Block, Big Street, T.S.No.1428/2, situated to the South of Scavenger's lane, North of Big Street, East of Venkatesa Pillai's share of land, West of Chandrasekaran's house in and by which measuring 2509 sq.ft, (1254 ½ sq.ft, + 1254 ½ sq.ft) in which a house bearing Old Door No. 88 B with 3/4<sup>th</sup> share in the well in the ownership of Mr.rR.Anbalagan. (More fully described in schedule to the Sale deed Reg.Nos 2032/1993 & 2033/1993 of SRO Tiruvannamalai).

**Reserve Price for Item No.2 - Rs.3,80,27,936/-**

**EMD- Rs.38,02,794/-** (Rupees thirty eight lakhs two thousand seven hundred and ninety four only)

### **ITEM No.3**

All that piece and portion of the Flat No.2 in the first Floor of the Building in Block No.H-82, 10 Meter Road (65<sup>th</sup> Street), Valmiki Nagar, Thiruvanmiyur, Chennai-6000041, erected on the land in Survey No.189/1 Part of Thiruvanmiyur Village, in Chennai District, Flat measuring 83.85 M2 ( Plinth area of flat) in the ownership of Mrs.A Shanthi and the land being bounded on the

North : by Flat No.H.82/ F1 and 7.20 M (66<sup>th</sup> street), South :Nursery School, East : 10.0 M.Road (65<sup>th</sup> Street), West : Flat No.H.82/F3. (More fully described in schedule to the Sale deed Reg No. 4478/2007)

**Reserve Price for Item No.3- Rs.89,48,000/-**

**EMD Rs. 8,94,800/-** (eight lakhs ninety four thousand and eight hundred only)

### **ITEM No.4**

Thiruvannamalai Registration District, Sub District-II, Tiruvannamalai Town, I ward, 25<sup>th</sup> Block, Big Street, situated to the South of the Street, West of Vijayakumar's property, East of Bakthavatchalam's

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house, North of Seniyar Madam, in between measuring east to west  $12 \frac{1}{2}$  feet on the front side,  $12 \frac{1}{4}$  feet on the back side, north to south  $77 \frac{1}{2}$  feet compromised in T.S.No.1533/1, out of 3867 sq ft, the eastern half  $1933 \frac{1}{2}$  sq ft in which  $966 \frac{3}{4}$  sq ft T.S.No.1533/2, 126 sq.ft, the eastern half 63 sq.ft in which  $31 \frac{1}{2}$  sq.ft compromised within the aforesaid boundaries in which a Madras terraced portion measuring 264 sq.ft., titled portion measuring 336 sq.ft and a RCC Building measuring 100 sq.ft with all superstructures, electrical fittings with S.C.No.18004 including deposit thereon with  $\frac{1}{2}$  share in the well situated in Bakthavatchalam's share, the appurtenant vacant site bearing Door No.6-A in the ownership of Mr.R Anbalagan. (More fully described in schedule to the sale Deed Reg.No. 3468/1989 SRO Tiruvannamalai.)

**Reserve Price for item No.4- Rs. 1,43,47,000/-**

**EMD - Rs.14,34,700/-** (Fourteen lakhs thirty four thousand and seven hundred only)

**ITEM No.5**

All that piece and parcel of land together with building thereon situated at Tiruvannamalai Registration District, Sub-District II, Kilchettipattu Village, Tiruvannamalai Panchayat Union, Survey No.21/6 measuring 2.02 acres to the South of Gubera Nainar's share, East of Road, West of Munirathnam's land, North of Kannappan's land in this land measuring 37 cents or 16132 sq.ft of vacant site subdivided as S.No.21/6A4B of Kilchettipattu Village, Tiruvannamalai Taluk, Tiruvannamalai District in the ownership of Mr.R.Anbalagan. (More fully described in schedule to the Sale Deed Reg No. 4692/1999).

**Reserve Price for Item No.5 - Rs. 4,89,33,000/-**

**EMD- Rs.48,93,300/-** (Fourty eight lakhs ninety three thousand three hundred only)

**ITEM No.6**

All that piece and parcel of land admng  $519 \frac{3}{4}$  together with superstructure thereon situated at Thiruvannamalai Registration District, Sengam Sub-District, Sengam Taluk, Sengam Village, Village Natham Survey No.205/2A1, new S.No. 376/10 Melapalayam East Street, Door No.10 in the ownership of Mr.R.Anbalagan. and bounded on the North by Palanichamy's house, South by V.Dhananjeyan's house, East by Melapalayam East Street and West by Land of Anbalagan.

**(More fully described in schedule to the Sale Deed Reg No.1924/2003 SRO Sengam.)**

**Reserve Price for item No.6- Rs.21,31,000/-**

**EMD- Rs- 2,13,100/-** (Two lakhs thirteen thousand and one hundred only)

**ITEM No.7**

All that piece and parcel of land together with building consisting of Ground Floor & First floor thereon at Door No.60/A/1, Ramana Nagar, 33<sup>rd</sup> block, IV ward Thiruvannamalai comprised T.S.No.1849/1A5 of Tiruvannamalai Village, Tiruvannamalai Taluk and District, measuring 2638 sq.ft and measuring east to west on both sides 77 ¼ feet; north to south on the Eastern side 30 feet and Western side 37 feet; with Electricity Service connection N.S.C.No.1963 with deposit in the ownership of Mrs. A Shanthi. bounded on North by Property sold by V.A.Ramasamy. South : Sadasiva Pillai's house, East : Street, West - Ekambaram's house. **(More fully described in schedule to the Settlement Deed No.166/1999).**

**Reserve Price for item No.-7- Rs.3,15,16,000/-**

**EMD - 31,51,600/- (thirty one lakhs fifty one thousand and six hundred only)**

INSPECTION OF PROPERTY	10/02/2016 (Wed. 10.30 am to 5.00pm) - Item No. 1, 2 and 4 to 7 11/02/2016 (Thur. 11.00 am to 2.00pm) – Item No.3
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<b>Date &amp; Time and place of Auction</b>	<b>22/02/2016 at 10.30 am</b> <b>The Catholic Syrian Bank Ltd. Guindy Branch, No.28</b> <b>Lawyer Jagannathan Street, AMG Towers , Guindy,</b> <b>Chennai -16</b>
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**Terms and Conditions of Auction**

- 1) The intending bidders should submit their bids separately for each property in the prescribed tender forms in a sealed cover superscribing **M/s. Lakshmi Ranga Enterprises (Pvt) Ltd and M/s. Lakshmi Traders (Partnership firm) with Item Nos** along with Earnest Money Deposit (EMD) by way of Demand draft favouring **The Catholic Syrian Bank Ltd, Guindy Branch** payable at Chennai on any working day from 15/02/2016 to 20/02/2016 during business hours directly to the Branch Manager, The Catholic Syrian Bank Ltd, Guindy Branch. The DD number, date and bank's name should be superscribed on the cover. The tender forms and letter of authority can be obtained from the Branch Manager, **The Catholic Syrian Bank Ltd, Guindy Branch** on any working day from 15/02/2016 to 20/02/2016 during business 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 commit any default in any manner and the sale shall be conferred on the person making highest offer/Tender/Bid.
- 2) Along with the tender form, the intending purchaser shall also attach a copy of the PAN card issued by the IT Department and also his /her identity proof and proof of residence.
- 3) The sealed tender will be opened by the Authorised Officer in the presence of available/attending applicants or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification. The Authorised Officer has absolute discretion to negotiate to raise the offered amount/permit inter se bidding among the participants to get maximum revised offer/price for the property. The sale shall be considered only if the bid is above the reserve price and the sale is

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subject to confirmation by the Bank (Secured Creditor). The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the sale without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.

- 4) The successful bidder shall deposit 25% (inclusive of Earnest Money Deposited) of the bid amount immediately on the sale being knocked down in his favour and the balance within fifteen days from the date of confirmation of sale. Payment is to be made directly to the Authorised Officer in the form of Demand draft drawn in favour of the Catholic Syrian Bank Ltd, payable at Guindy in the above address. In case of default, the entire amount deposited till then shall be forfeited without any prior notice.
- 5) The successful bidder should bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law. The Bank will not be held responsible for any charges, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale and property will be sold on **“as is where is”** basis and **“as is what is”** condition and no representation and warranties are given by the Bank relating to encumbrances, statutory liabilities etc., and the prospective should satisfy themselves on the Extent, title, ownership, and statutory approvals etc., before participating in the sale.
- 6) This is Notice to the Borrower and the Public in general and this notice is issued without prejudice to any other remedy available to the secured creditor.

Place: Chennai

Date: 14/01/2016

The Authorised Officer  
The Catholic Syrian Bank Ltd