



THE CATHOLIC SYRIAN BANK LTD

Zonal Office, Jolly Makers Chambers II, 4th Floor, Vinay K Shah Marg, Nariman Point, Mumbai-21
Phone: 64503181,82,83 e-mail: mumbaizone@csb.co.in

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, **Vile Parle Branch** and they owe the amounts and interest thereon as mentioned against their name herein below

Name and address of the Borrower/Guarantors	Amount due to the Bank as on 03.02.2016
1 M/s Monu Mia Plantations Private Ltd, 507, Dilip Chambers, Off Vera Desai Road, Andheri West, Mumbai- Pin. 400053.	Rs. 4,51,72,740.00/- plus interest costs and other charges from 04.02.2016 (Rupees four crore fifty one lakhs seventy two thousand seven hundred and forty only)
2 Mr. Resul Pookutty, Flat No. 4, Sai Suraj, Saibaba Complex, CIBA India Road, Goregaon East, Mumbai – Pin. 400063.	
3. Smt. Babin Shadia M Basheer, Flat No. 4, Sai Suraj, Saibaba Complex, CIBA India Road, Goregaon East, Mumbai – Pin. 400063.	
4. Mrs. Reena Kumari, 507, Dilip Chambers, Off Vera Desai Road, Andheri West, Mumbai- Pin. 400053.	

Whereas the bank has issued notice under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interests Act 2002 and the Authorized Officer has taken possession of the mortgaged properties on 20.01.2016 and the Bank has decided to sell the properties under Rule 7,8 and 9 of the Security Interests (Enforcement) Rules 2002 by inviting tender from the general public.

0

Details of opening Tender

PLACE	DATE AND TIME
The Catholic Syrian Bank Ltd, Zonal Office, Jolly Makers Chambers II, 4th Floor, Vinay K Shah Marg, Nariman Point, Mumbai -21	09.03.2016 11.00 AM

DESCRIPTION OF THE IMMOVABLE PROPERTY

All that part and parcel of Residential Flat No.S-4, admeasuring 581.25 sq. ft, 1st Floor, at Sai Suraj, a building of Sai Dharti Suraj Co-Operative Housing Society Ltd, situated on sub-plot No. 51 & 52 ,CTS No. 596/13 & 23 of Phahadi Village, Saibaba Complex, Goregaon East, Mumbai, in the name of Resul Pookutty as per agreement dt. 10.06.2005 and Share Certificate no. 3 dated 12.12.1996.

Reserve Price Fixed: Rs. 1,02,06,000/-

TERMS AND CONDITIONS

1. The intending bidders should submit their requests in the prescribed Tender form in a sealed cover superscribing sale A/c of "M/s Monu Mia Plantations Private Ltd," along with Earnest Money Deposit (EMD) of **Rs.10,20,600/--(Rupees ten lacs twenty thousand and six hundred only)** for Property above by way of Demand Draft favouring The Catholic Syrian Bank Ltd, payable at Vileparle branch, on any working day on or before **08.03.2016 between 11 AM and 3.30 PM** directly to the Authorised Officer, The Catholic Syrian Bank Ltd, Zonal Office, Jolly Makers Chambers II, 4th Floor, Vinay K Shah Marg, Nariman Point, Mumbai -21 or to The Principal Officer, The Catholic Syrian Bank Ltd Vileparle Branch. The DD number, date, name of the bank should be superscribed on the cover. The tender form and letter of authority can be obtained from the Branch Manager, The Catholic Syrian Bank Ltd, Vileparle Branch or from the Authorised Officer, The Catholic Syrian Bank Ltd, Zonal Office, Jolly Makers Chambers II, 4th Floor, Vinay K Shah Marg, Nariman Point, Mumbai -21 on any working day from **22.02.2016 between 11 am and 1.30 PM**. 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.
2. Along with offer document, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax Department and his/her identity proof and the proof of residence.
3. The sealed tender will be opened by the Authorised Officer in the presence of principal bidder 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. After opening the tender the Authorised Officer has absolute discretion to negotiate to raise the tender amount/permit interse bidding among the participants to get maximum revised offer/price for the property.
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 to the Authorised Officer in the form of Demand draft drawn in favour of The Catholic Syrian bank Ltd, payable at Vileparle In case of default, the entire amounts 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, and make arrangements for effecting transfer in the concerned authority/society/association.
6. 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 undersigned Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
7. The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the auction without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
8. The sale is subject to confirmation by the Bank.
9. The sale shall be under 'AS IS WHERE IS AND AS IS WHAT IS CONDITION'.

10. 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.
11. The buyers should satisfy themselves on the extent, title, ownership, statutory approval, as to existence of any encumbrance, charges, payments etc, before participating in the auction.
12. The sale shall be considered only if the price offered is above the reserve price.
13. The property can be inspected on **05.03.2016 between 1 PM and 5 PM**. Purchasers who are interested may contact Branch Manager, Vileparle Branch before the date of inspection.
14. This is Notice to the Borrower and the Public in general.

Place: Mumbai
Date: 04.02.2016

Sd/-
Authorized Officer,
& Chief Manager (law)
The Catholic Syrian Bank Ltd.