



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, Dombivli Branch and they owe the amounts and interest thereon as mentioned against their names herein below:

Name and address of the Borrower/Guarantors	Amount due to the Bank as on 28.01.2016
1. M/s Rajesh Steel and Furniture, Prop. Shri.Rajesh Lakshamshi Maru, Shop No. 5 & 6, Ashapura Dham, Plot No. 23, Sector 5, Ghansoli, Navi Mumbai	Rs.1,62,41,107/- (Rupees One Crore Sixty Two Lacs Forty one Thousand One Hundered Seven Only.) plus interest costs and other charges from 28.01.16.
2. Shri.Rajesh Lakshamshi Maru Flat No. 6 & 7, 2 nd Floor, Damayanti Bldg, Near Mahadev Mandir, Utalsar Naka, Thane West	
3. Mrs. Surekha Rajesh Maru Flat No. 6 & 7, 2 nd Floor, Damayanti Bldg, Near Mahadev Mandir, Utalsar Naka, Thane West	
4. Mr. Priyank Rajesh Maru Flat No. 6 & 7, 2 nd Floor, Damayanti Bldg, Near Mahadev Mandir, Utalsar Naka, Thane West	

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 16.01.2015 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.

Details of opening Tender

<p>PLACE OF OPENING TENDER</p> <p>The Catholic Syrian Bank Ltd, Zonal Office, Jolly Makers Chambers II, 4th Floor, Vinay K Shah Marg, Nariman Point, Mumbai -21</p>	<p>DATE AND TIME</p> <p>10.03.2016 at 11.00AM</p>
<p>DESCRIPTION OF THE IMMOVABLE PROPERTIES</p> <p>All that piece and parcel of Residential Flat No. 6 & 7, admng 910 sq.ft. Built up area on the second floor, in the building known as “Damayanti” Utalsar Naka, Thane (West), situated on the part of land comprising of CTS No. 17, Tika No. 8. Utalsar Naka, Thane (West) within the limits of Thane Municipal Corporation, owned by Rajesh Lakhamshi Maru as per Agreement for Sale No. 5992/2005 of SRO Thane-2, owned by Rajesh Lakshamshi Maru. Bounded:- North:- Guruchaya Building, South:- Ramchandra Nivas, East:- Manik Bhuvan Building, West:- Road.</p> <p>Reserve Price Fixed: Rs. 75,35,000/- (Seventy Five Lakhs Thirty Five Thousand Only)</p>	

TERMS AND CONDITIONS

1. The intending bidders should submit their requests in the prescribed Tender form in a sealed cover super-scribing sale A/c of “**M/s. Rajesh Steel & Furniture.**” along with Earnest Money Deposit (EMD) of **Rs. 7,53,500/- (Rupees Seven Lakhs Fifty Three Thousand Five Hundred Only.)** by way of Demand Draft favouring The Catholic Syrian Bank Ltd, payable at Dombivli, on any working day on or before 09.03.16 **between 11 AM and 3.30PM** 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, Dombivli Branch. The DD number, date, name of the bank should be super-scribed on the cover. The tender form and letter of authority can be obtained from the Branch Manager, The Catholic Syrian Bank Ltd, Dombivli Branch or from the Authorised Officer in the above address on any working day from 23.02.2016 **between 11 am and 3.30 PM**. The EMD is refundable, if the bid is not successful. The EMD shall be liable for forfeiture without any prior notice if the

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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 at the date and time mentioned above. 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 price/ revised offer 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 or within the period if any, extended by the authorised officer. 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 Dombivli. 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 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 sale/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. However, there is no encumbrance over the property to the knowledge of the bank.
12. The sale shall be confirmed 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, Dombivli Branch before the date of inspection.
14. This is Notice to the Borrower and the Public in general.

Place: Mumbai.
Date: 28.01.2016.

Authorized Officer,
& Chief Manager (law)