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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 money from The Catholic Syrian Bank Ltd, **Chennai Beach Road 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 14/09/2015 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 to sell the schedule mentioned securities by way of public tender /auction.

S.No	Borrowers/Guarantors	Facility/Amount due to the Bank as on 31.01.2016
1	Borrower -Mr. J C Ganesh, Proprietor M/s.G.J Exports No: 28, Janani Nilayam, IInd Floor 2 nd Cross, 3 rd Block, Dasappa Layout, Ramamurthy Nagar, Bangalore- 560 016 Guarantor - Mrs G Divya, W/o. Mr J C Ganesh, No: 28, Janani Nilayam, Floor 2 nd Cross, 3 rd Block, Dasappa Layout, Ramamurthy Nagar, Bangalore- 560 016	Packing Credit limit-Rs.2,73,20,403.87/- (Two Crore seventy three lakh twenty thousand four hundred three and paise eighty seven only) with future interest, cost and other charges thereon
2	Borrower - Mr. J C Ganesh, No:28, Janani Nilayam, IInd Floor 2 nd Cross, 3 rd Block, Dasappa Layout, Ramamurthy Nagar, Bangalore- 560 016 Guarantor - Mrs G Divya, W/o. Mr J C Ganesh, No: 28, Janani Nilayam, IInd Floor 2 nd Cross, 3 rd Block, Dasappa Layout, Ramamurthy Nagar, Bangalore- 560 016	Housing Finance General-Rs.20,85,303.06/- (Rupees Twenty lakh eighty five thousand three hundred three and paise six only)with future interest, cost and other charges thereon

DESCRIPTION OF PROPERTIES

Item No.1:

All that part and parcel of land admng 1200 Sq.ft and building constucted thereon bearing Site No.13, Katha No: 312/2/112/4, Situated in Ramamurthy Nagar, K R Puram Hobli, Bangalore South taluk, Bangalore. (More fully described in schedule to the Sale Deed No:5661/2000)

Bounded on by

North	Private Property
South	Property No: 14
East	Road
West	Property No: 36

Reserve Price -Rs. 60,30,000/- (Rupees Sixty lakhs thirty thousand only)

EMD -Rs.6,03,000/- (Rupees Six lakhs three thousand only)

Item No.2:

All that piece and parcel of land admng 2400 Sq.ft and building constucted thereon bearing Site No.12, Old No.48, Old Katha No: 168/1/48, New Khata No: 2192, Situated at Kowdenahalli, Krishnarajapuram Hobli, Bangalore East Taluk, Now coming under the jurisdiction of Bruhath Bangalore Mahanagara Palike (BBMP)

(More fully described in schedule to the Sale Deed No: 3461/2008)

Bounded on by

North	Site No : 9
South	Site No : 13
East	Site No: 11
West	Road

Reserve Price -1,65,11,000/- (Rupees One crore sixty five lakhs eleven thousand only)

EMD -Rs.16,51,100/- (Rupees Sixteen lakhs fifty one thousand one hundred only)

INSPECTION OF PROPERTIES	06.04.2016 (Wednesday 11.00 am to 4.00 pm)
Date & Time and place of Auction	<p>Item No.1: 12.04.2016 Tuesday Time:11.00 am to 12.00 noon Item No.2: 12.04.2016 Tuesday Time:2.00 pm to 03.00 pm The Catholic Syrian Bank Ltd St. Patrick's Shopping, Arcade, Brigade Road, P.B. No. 25161, Bangalore, Karnataka- 560 025</p>

Terms and Conditions of Auction

- 1) The intending bidders should submit their bids in the prescribed tender form in a sealed cover superscribing Sale " **Mr.J.C.Ganesh**" and Item number of the property to be purchased along with Earnest Money Deposit (EMD) by way of Demand draft favouring **The Catholic Syrian Bank Ltd, Chennai Beach Road Branch** payable at **Chennai** on any working day from **02.04.2016 to 11.04.2016** during business hours directly to the Branch Manager, The Catholic Syrian Bank Ltd, Brigade Road Branch. The DD number, date and bank's name 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, Brigade Road Branch and Chennai Beach Road Branch** on any working day from **02.04.2016 to 11.04.2016** 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 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 in the form of Demand draft drawn in favour of **The Catholic Syrian Bank Ltd, Chennai Beach Road Branch payable at Chennai** 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. 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,.

- 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: 29.02.2016

(Kavitha Ramachandran)
The Authorised Officer & Chief Manager (Law)
The Catholic Syrian Bank Ltd