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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 **03.02.2016** 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.

Borrowers/Guarantors	Amount due to the Bank as on 31.01.2016
<u>Borrower:</u> 1) Mr K Harichandran Sole Proprietor M/s Sri Harichandra Agencies No: 806 Thiruvottiyur High Road, Soundarapandian Nagar, Thiruvottiyur, Chennai- 600 019 <u>Guarantor:</u> 1) Mrs H Kaleeswari W/o Mr K Harichandran No: 806 Thiruvottiyur High Road, Soundarapandian Nagar, Thiruvottiyur, Chennai- 600 019	Rs.8,75,69,672.72/- (Rupees Eight Crores seventy five lakhs sixty nine thousand six hundred seventy two and paise seventy two only) with future interest, cost and other charges thereon

DESCRIPTION OF PROPERTIES

Item No.1: All that House and premises admeasuring 3408 Sq.ft, bearing Plot No.7, Part Door No.665B, Comprised in Sy Nos 16/1 part & 16/2 part, TS No: 44/2 & 44/5 Ward No: 1 Block No: 1 Situated at Soundrapandian Nagar, Thiruvottiyur Village, Ambattur Taluk, Thiruvallur District -in the ownership of Mr K Harichandran & Mrs H Kaleeswari (more fully described in schedule of Sale Deed Reg No 5927/2004 of SRO, Thiruvottiyur)

Bounded on the:

North	Remaining portion of land.
South	40 Feet wide Road
East	Property of Mr G Ravindran
West	8ft road

Item No.2: All that House and premises admeasuring 1960 Sq.ft, bearing Plot No.7, Part Door No.665B, Comprised in Sy Nos 16/1 part & 16/2 part, TS No: 44/2 & 44/5 Ward No: 1 Block No: 1 Situated at Soundrapandian Nagar, Thiruvottiyur Village, Ambattur Taluk, Thiruvallur District -in the ownership of Mr K Harichandran & Mrs H Kaleeswari (more fully described in schedule of Sale Deed Reg No 1078/2009 of SRO, Thiruvottiyur)

Bounded on the :

North	Property of Mr G Suresh.
South	40 feet Road and property of K Harichandran & H Kaleeswari
East	Property of K Harichandran & H Kaleeswari
West	Property of Mr Pandian

Reserve Price Rs.4,63,95,000/- (Rupees Four Crores sixty three lakhs ninety five thousand only)

EMD - Rs.46,39,500/- (Rupees Forty six lakhs thirty nine thousand five hundred only)

Item No.3: All that vacant land admeasuring 31610 Sq.ft, comprised in old S.No.320/1A, new S.No.320/1A2, situated at Sadayankuppam Village, Thiruvottiyur Taluk, formerly Madhavaram Taluk, Thiruvallur District, within the limits of corporation of Chennai, - in the ownership of Mrs H. Kaleeswari (more fully described in schedule of Sale Deed Reg No 1368/2014 dated 04.03.2014 of SRO, Thiruvottiyur)

Bounded on the :

North	land belonging to Dinesh Kour.
South	Land in Sy No: 320/1B belonging to Rajesh Kumar
East	land comprised in Sy No; 320/2 belonging to Deepak Kumar
West	Main Road

Reserve Price -Rs.3,68,70,000/-(Rupees Three Crores sixty eight lakhs seventy thousand only)

EMD – Rs.36,87,000/- (Rupees Thirty six lakhs eighty seven thousand only)

INSPECTION OF PROPERTY	05.04.2016 Tuesday (Monday 11.30 am to 4.00 pm)
Date & Time and place of Auction	13.04.2016 Time:11.30 Am to 12.00 Noon The Catholic Syrian Bank Ltd No. 3, 2nd Line Beach, P.B. No. 1812, Chennai, T.N - 600 001

Terms and Conditions of Auction

- 1) The intending bidders should submit their bids in the prescribed tender form in a sealed cover superscribing Sale "**M/s Sri Harichandra Agencies** " 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 12.04.2016** during business hours directly to the Branch Manager, The Catholic Syrian Bank Ltd, **Chennai Beach 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, Chennai Beach Road Branch** on any working day from **02.04.2016 to 12.04.2016** 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 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 interse 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