

THE CATHOLIC SYRIAN BANK LTD.
(Regd. office:Thrissur), Zonal Office, Thrissur
AUCTION SALE NOTICE

Sale of immovable properties mortgaged to Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002(herein after referred to as 'the Act')

Whereas the below named borrowers had borrowed monies from the Catholic Syrian Bank Ltd., Irinjalakuda branch and they owe below mentioned amounts with interest and costs.

Whereas the Bank had issued notice under the Act and the Authorised Officer had taken symbolic possession of the properties and the Bank had decided to sell the properties under Rules 8 and 9 of the *Security Interest (Enforcement) Rules 2002*.

1	Name and Address of the Secured Creditor	The Catholic Syrian Bank Ltd., Irinjalakuda
2	Name and Address of the Borrowers & Guarantors	(1) M/s.Joy Luck Men's Hub, Propx.Smt.Sini Joy, Opp.LIC of India, Civil Lane Road, Irinjalakuda P.O., PIN:680121, (2) M/s.Joy Luck Vivah Silks, Prop. Sri.Joy Manthra, Opp.LIC of India, Civil Lane Road, Irinjalakuda P.O., PIN:680121, (3) M/s.Joy Luck Agencies, Prop.Sri.Joy Manthra, XIV/480, Chandakunnu, Kodungallur Road, Irinjalakuda P.O., PIN:680121, (4) Sri.Joy Manthra, S/o Manjali Manthra Vareed@ Varghese, Manthra House, Korumbissery, Irinjalakuda P.O., PIN:680121, (5) Smt.Sini Joy, W/o.Sri.Joy Manthra, Manthra House, Korumbissery, Irinjalakuda P.O., PIN:680121 and (6) Sri.Joy Mandakath, S/o.Yohannan, Mandakath House, Vadama, Mala P.O.,Thrissur District, PIN : 680732
3	Total liabilities	Rs.17,80,44,552/83 (Rupees seventeen crores eighty lakhs forty four thousand five hundred fifty two and paise eighty three only) as on 31/10/2015 with further interest at 20.75% p.a. and penal interest at 1% p.a. from 01/11/2015 till the date of repayment of the dues in full and other costs and expenses.
4	a. Date & Time of Auction b. Place of Auction	29/12/2015 at 11:30 A.M. The Catholic Syrian Bank Ltd., Zonal Office, Thrissur, P.B.No.502, College View, St.Mary's College Road, Thrissur, PIN : 680 020.
5	Details of Properties	1. All that part and parcel of property having an extent of 49.39 cents of land in Sy. Nos.3/2 & 5/1 of Irinjalakuda Village, Mukundapuram Taluk, Thrissur District owned and possessed by Sri.Joy Manthra as per Sale Deed No.784/2007 of Irinjalakuda Sub Registrar Office. Boundaries: East: Properties of Raju, Varghese and Private Road North : Private Road West : Own properties South : Own properties 2. All that part and parcel of property having an extent of 21.5 cents of land and building in Sy. No.192/1 of Irinjalakuda Village, Mukundapuram Taluk, Thrissur District owned and possessed by Sri.Joy Manthra as per Sale Deeds No.681/2009 and No.1872/2009 of Irinjalakuda Sub Registrar Office. Boundaries: East : Municipal Road North : Private road West : Property of Puthur Tharayil Saleena South : Property of Puthur Tharayil Saleena 3. All that part and parcel of property having an extent of 7.80 cents of land and building in Sy. No. 192/1 of Irinjalakuda Village, Mukundapuram Taluk, Thrissur District owned and possessed by Sri.Joy Manthra as per Sale Deeds No.206/2011 & 222/2011 of Irinjalakuda Sub Registrar Office. Boundaries: East : Own Property North : Private Road West : Property of Saleena South : Property of Kunjilikattil Murali 4. All that part and parcel of property having an extent of 9.25 cents of land and building in Sy. No. 192/1 of Irinjalakuda Village, Mukundapuram Taluk, Thrissur District owned and possessed by Smt.Sini Joy as per Sale Deed No.3179/2011 of Irinjalakuda Sub Registrar Office. Boundaries: East : Property of Saleena North : Private road West : Property of Saleena South : Property of Kunjilikattil Murali 5. All that part and parcel of property having an extent of 12 cents of land and building in Sy. No. 192/1 of Irinjalakuda Village, Mukundapuram Taluk, Thrissur District owned and possessed by Smt.Sini Joy as per Sale Deed No.2001/2011 of Irinjalakuda Sub Registrar Office. Boundaries: East : Property of Chakkachampambil Paul North : Property of Kodaliparambil Dr.Antony West : Own property South : Private Road
6	Reserve Price	Rs.2,22,25,500/- (Rupees two crores twenty two lakhs twenty five thousand five hundred only) for item No.1 and Rs.13,50,00,000/- (Rupees thirteen crores fifty lakhs only) for item Nos.2 to 5

TERMS AND CONDITIONS OF AUCTION

- a. Sale of the properties shall be under "**As is where is and as is what is condition**", including encumbrances, if any.
- b. Sale of item Nos.2 to 5 will be conducted in a single lot and that of item No.1 will be conducted as a separate lot.
- c. Sale shall not be accepted if the bid is below the Reserve Price;
- d. The intending bidders shall submit their application in the prescribed tender application form in a sealed cover superscribing "**Sale – M/s.Joy Luck**" to the Chief Manager, The Catholic Syrian Bank Ltd, Irinjalakuda Branch on any working day during office hours on or before 5.00 p.m on 28/12/2015. Along with the application Earnest Money Deposit (EMD) of Rs.22,22,550/- (Rupees twenty two lakhs twenty two thousand five hundred and fifty only) for item No.1 and Rs.1,35,00,000/- (Rupees one crore thirty five lakhs only) for item Nos.2 to 5 being 10% of the respective Reserve Prices by way of Banker's Cheque/Demand Draft favouring "The Catholic Syrian Bank Ltd., Irinjalakuda Branch payable at Irinjalakuda shall also be submitted. DD Number, date and name of drawer bank shall be superscribed on the cover. The tender application form and letter of authority can be obtained from the Chief Manager, The Catholic Syrian Bank Ltd, Irinjalakuda Branch on any working day during office hours on or before 28.12.2015. 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 commits default in any manner;
- e. Along with the tender application, the intending bidder shall attach copies of PAN card in his/her name issued by the Income Tax department, identity proof and proof of residence;
- f. The sealed tenders will be opened by the Authorised officer on 29/12/2015 at 11.30 a.m. in the presence of the available/attending bidders or their representatives;
- g. The authorized representatives must carry with themselves a letter of authority in the prescribed format from the principal bidder with necessary proof of identification;
- h. After opening the tenders, the Authorised Officer has absolute discretion to negotiate or to raise the tender amount/permit interse bidding among the participants to get the maximum revised offer/price for the property;
- i. **Sale is subject to confirmation by the Bank.**
- j. The successful bidder shall deposit 25% of the bid amount including EMD immediately on the sale being knocked down in his/her favour and the balance with in 15 days. Payment is to be made in the form of Banker's Cheque/Demand Draft favouring "The Catholic Syrian Bank Ltd., Irinjalakuda Branch payable at Irinjalakuda". In case of default, all amounts deposited till then will be forfeited;
- k. The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc. as applicable as per law;
- l. The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the auction without assigning any reason therefor and also to modify any terms and conditions of the sale without any prior notice;
- m. The buyer/s should satisfy themselves on the title, ownership, statutory approvals etc. before participating in the auction.
- n. For further information contact : 04876619264 during office hours

Date : 12.11.2015

Place : Thrissur

(AUTHORISED OFFICER)