

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., Mannuthy 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 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., Mannuthy
2	Name and Address of the Borrowers & Guarantors	1. Sri.Pradeep P.A. Proprietor: M/s. Akhil's Dental Lab, Pushpavihar Housing Unit, Plot No.50, Mannuthy Bye-pass, Nadathara P.O. Thrissur, PIN : 680751 2. Sri.Pradeep P.A. S/o. Antony 3. Smt. Smitha W/o. Pradeep P.A. and 4. Smt. Cicily W/o. Antony - all residing at Poovathingal House, Parappuram, Vellanikkara P.O., Thrissur, PIN : 680 654
3	Total liabilities	Rs.16,38,530/20 (Rupees sixteen lakhs thirty eight thousand five hundred thirty and paise twenty only) as on 30.11.2015 with further interest @ 18.25% per annum on Rs.3,87,170/70 & Rs.8,65,540/- and @ 10.5% p.a. on Rs.3,85,819/50 with monthly rests and penal interest @ 1% per annum from 01.12.2015 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	20/01/2016 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	All that part and parcel of property having an extent of 2.43 ares of land and building situated in Sy.No:98/1 of Vellanikkara Village, Thrissur Taluk, Thrissur District owned and possessed by Sri.Pradeep P.A. as per Sale deed No:3945/2005 of Ollukara Sub Registrar's Office BOUNDARIES East : Edavazhy ; South : Property of Lakshmi W/o.Narayanan Mankuzhy; West : Property of Chandran Kundukattil North : Properties of Thonoorkkara Janardhanan and Thonoorkkara Madhavan
6	Reserve Price	Rs.16,15,000/- (Rupees sixteen lakhs fifteen thousand only)

TERMS AND CONDITIONS OF AUCTION

- a. Sale of the property shall be under "**As is where is and as is what is condition**", including encumbrances, if any. Encumbrance Certificate reveals that following court attachments were ordered after creation of the mortgage in favour of the Bank:
 - i) Attachment order dated 29/08/2013 for Rs.135371/- (Rupees one lakh thirty five thousand three hundred and seventy one only) issued by the Honourable Munsiff Court, Thrissur in O.S.No.3538/2013;
 - ii) Attachment order dated 13/09/2013 for Rs.123377/- (Rupees one lakh twenty three thousand three hundred and seventy seven only) issued by the Honourable Munsiff Court, Thrissur in O.S.No.4133/2013;
 - iii) Attachment order dated 07/10/2013 for Rs.454600/- (Rupees four lakhs fifty four thousand six hundred only) issued by the Honourable Munsiff Court, Thrissur in O.S.No.4591/2013;
 - iv) Attachment order dated 27/12/2013 for Rs.60128/- (Rupees sixty thousand one hundred and twenty eight only) issued by the Honourable Munsiff Court, Thrissur in O.S.No.5818/2013; &
 - v) Attachment order dated 23/10/2014 for Rs.555000/- (Rupees five lakhs fifty five thousand only) issued by the Honourable Munsiff Court, Thrissur in O.S.No.4460/2014
- b. Sale shall not be accepted if the bid is below the Reserve Price;
- c. The intending bidders shall submit their application in the prescribed tender application form in a sealed cover superscribing "**Sale – M/s.Akhil's Dental Lab**" to the Senior Manager, The Catholic Syrian Bank Ltd, Mannuthy Branch on any working day during office hours on or before 19.01.2016 at 2 p.m. Along with the application Earnest Money Deposit (EMD) of Rs.1,61,500/- (Rupees one lakh sixty one thousand five hundred only) being 10% of the Reserve Price by way of Banker's Cheque/Demand Draft favouring "The Catholic Syrian Bank Ltd., Mannuthy Branch payable at Thrissur 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 Senior Manager, The Catholic Syrian Bank Ltd, Mannuthy Branch on any working day during office hours on or before 19.01.2016. 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;
- d. 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;
- e. The sealed tenders will be opened by the Authorised officer on 20/01/2016 at 11.30 a.m. in the presence of the available/attending bidders or their representatives;
- f. The authorized representatives must carry with themselves a letter of authority in the prescribed format from the principal bidder with necessary proof of identification;
- g. After opening the tenders, the Authorised Officer has absolute discretion to negotiate or to raise the tender amount/permit inter se bidding among the participants to get the maximum revised offer/price for the property;
- h. **Sale is subject to confirmation by the Bank.**
- i. 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 within 15 days. Payment is to be made in the form of Banker's Cheque/Demand Draft favouring "The Catholic Syrian Bank Ltd., Mannuthy Branch payable at Thrissur". In case of default, all amounts deposited till then will be forfeited;
- j. The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc. as applicable as per law;
- k. 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;
- l. The buyer/s should satisfy themselves on the title, ownership, statutory approvals etc. before participating in the auction.
- m. For further information contact : 04876619264 during office hours

Date : 09.12.2015
Place : Thrissur

(AUTHORISED OFFICER)