

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., College Road, Thrissur 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., College Road, Thrissur
2	Name and Address of the Borrowers & Guarantors	1. M/s.Neha Leather(partnership), Door No.T.C.VIII/227 & 228, Ground Floor, Emmatty Towers, Ambakkadan Junction, Near St: Thomas College, Thrissur, PIN: 680005 (Partnership); 2. Sri.K.V.Shiraz S/o.K.Hamzoo (Managing Partner) and 3. Smt.Surayya Shiraz W/o.Shiraz K.V. (Partner) - both residing at Noorjahan, House No.36/1728, Shenoy Road, Kaloor, Ernakulam, PIN :682017; 4. Sri.Sadhanandhan K., S/o.P.Krishnan Nair (Partner) and 5. Smt.Sumangala Devi W/o.Sadhanandhan K., (Partner) both residing at Sree Khari Residency, F.F.5, Kempapura, Hebbal, Bangalore-560024
3	Total liabilities	Rs.6,13,55,613/12 (Rupees six crores thirteen lakhs fifty five thousand six hundred thirteen and paise twelve only) to the Bank as on 30.11.2015 with further interest @ 20.75% per annum on Rs.5,55,91,988/12 & Rs.10,31,327/- and at 12.25% per annum on Rs.47,32,298/- 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	14/01/2016 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	1. All that part and parcel of properties having an extent of 70 cents (28.34 ares) of land and the improvements thereon in Sy. No.132/1B1 of Perinthalmanna Village, Perinthalmanna Taluk, Malappuram District owned and possessed by Smt.Sumangala Devi as per Sale Deed No.3952/2004 of Perinthalmanna Sub Registrar Office Boundaries: East : Unniyal Parambu North : Unniyal Parambu and Property of Hamzakutty West : Property of Uppukoden Mohammedali South : Property of Ambujakshi 2. All that part and parcel of properties having an extent of 1.39 cents (0.56 ares) of land and the improvements thereon in Sy. No.132/1B1 of Perinthalmanna Village, Perinthalmanna Taluk, Malappuram District owned and possessed by Smt.Sumangala Devi as per Sale Deed No.3952/2004 of Perinthalmanna Sub Registrar Office Boundaries: East : Balance Property & property possessed by M.Kunjuni North : Municipal Road West : Road South : Balance Property 3. All that part and parcel of property having an extent of 15 cents (6 ares) of land and the improvements thereon in Sy.No.132/1B1 of Perinthalmanna Village, Perinthalmanna Taluk, Malappuram District owned and possessed by Smt.Sumangala Devi as per Sale Deed No.1453/2006 of Perinthalmanna Sub Registrar Office Boundaries: East : Own property & Road North : Shared property West : Property of U.Mohammedali South : Own Property 4. Apartment No.2E, Door No. III/963 Z6 having super built up area of 97.548 sq. mts. on the second floor of Swiss House together with 1.83% undivided share in 14.53 Ares of land in Re. Sy. No.205/7 & 9, Block-8, Vazhakkala Village, Kanayannur Taluk, Ernakulam District together with a covered car park area marked as slot No.2-E, Mary Matha Road, Kakkanad owned and possessed by Sri.Shiraz K.V. as per Sale Deed No.2620/2010 of Trikkakara Sub Registrar Office Boundaries: East : Road North : Property of Najeeb West : Property of Urumese Antony South : Properties of Leela Antony & Ahamed Elavkkattu
6	Reserve Price	Rs.3,50,00,000/- (Rupees three crores fifty lakhs only) for item Nos.1 to 3 and Rs.20,00,000/- (Rupees twenty lakhs only) for item No.4

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 items-1 to 3 will be conducted in a single lot and that of item No.4 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.Neha Leather**" to the Chief Manager, The Catholic Syrian Bank Ltd, College Road, Thrissur Branch on any working day during office hours on or before 10.30 a.m on 14/01/2016 Along with the application Earnest Money Deposit (EMD) of Rs.35,00,000/- (Rupees thirty five lakhs only) for item Nos.1 to 3 and Rs.2,00,000/- (Rupees two lakhs only) for item No.4 being 10% of the respective Reserve Prices by way of Banker's Cheque/Demand Draft favouring "The Catholic Syrian Bank Ltd., College Road, Thrissur 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 Chief Manager, The Catholic Syrian Bank Ltd, College Road, Thrissur Branch on any working day during office hours on or before 13.01.2016. 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;
- 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 14/01/2016 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 within 15 days. Payment is to be made in the form of Banker's Cheque/Demand Draft favouring "The Catholic Syrian Bank Ltd., College Road, Thrissur Branch payable at Thrissur". 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 : 01.12.2015
Place : Thrissur

(AUTHORISED OFFICER)