

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*.

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| 1 | Name and Address of the Secured Creditor | The Catholic Syrian Bank Ltd., College Road, Thrissur |
| 2 | Name and Address of the Borrower & Guarantor | 1. Sri.Niju Vijayakumar, S/o.Vijayakumar and 2. Smt.Nisha Niju, W/o.Niju Vijayakumar both residing at Chiramel Sundale Homes, 7 th Floor, Kizhakkumpattukara, Thrissur-680005 |
| 3 | Total liabilities | Rs.56,52,988/- (Rupees fifty six lakhs fifty two thousand nine hundred and eighty eight only) to the Bank as on 30.11.2015 with further interest @ 11% per annum 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 11:00 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 4.37 Ares (10.80 cents) of land and a building in Re Sy.No.43/7 of Pappinivattom Village, Kodungallur Taluk, Thrissur District owned and possessed by Sri.Niju Vijayakuamr as per Sale Deed No. 3576/2013 of Mathilakam, Sub-Registrar's Office. Boundaries: East : Vazhy North : Property of Kochu West : Properties of Usha & Valsala South : Road |
| 6 | Reserve Price | Rs.54,00,000/- (Rupees fifty four lakhs 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.
- 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 – Sri.Niju Vijayakumar**" to the Chief Manager, The Catholic Syrian Bank Ltd, College Road, Thrissur Branch on any working day during office hours on or before 19/01/2016. Along with the application Earnest Money Deposit (EMD) of Rs.5,40,000/- (Rupees five lakhs forty thousand only) being 10% of the Reserve Price 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 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 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 interse 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., College Road, Thrissur 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 : 04.12.2015
Place : Thrissur

(AUTHORISED OFFICER)