



THE CATHOLIC SYRIAN BANK LTD  
(Registered Office: Thrissur)  
Zonal Office, Alphonsa Building, Arayedathupalam Junction,  
Mavoor Road, Kozhikode- 673004

**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., Kanjikode 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., Kanjikode Branch
2	Name and Address of the Borrowers & Guarantors	<b>1) M/s J J Associates (Partnership firm)</b> 15/1025, TEA KNIT Industrial complex, Kanjikode west, Palakkad-678021  <b>2) Sri. E V Jose, Managing Partner- M/s J J Associates,</b> 15/1025, TEA KNIT Industrial complex, Kanjikode west, Palakkad-678021  (Sri. E V Jose, S/o Late E D Varkey, 23/143- Edappadi House, Udaya Nagar, Pudussery PO, Kanjikode, Palakkad District- 678623)  <b>3) Smt. Lilbet Alma Jose, Partner- M/s J J Associates,</b> 15/1025, TEA KNIT Industrial complex, Kanjikode west, Palakkad-678021  ( Smt. Lilbet Alma Jose, W/o Sri. E V Jose, 23/143- Edappadi House, Udaya Nagar, Pudussery PO, Kanjikode, Palakkad District- 678623)
3	Amount due to the Bank as on 15.02.2016	<b>Rs.3,18,06,019/- (Rupees Three Crore eighteen lakhs six thousand and nineteen only)</b> with future interest and other charges, costs and expenses from 16.02.2016 till the date of repayment of the dues in full.
4	a).Date & Time of Auction b).Place of Auction	<b>28.03.2016 at 11.30 AM</b> The Catholic Syrian Bank Ltd., Ground Floor, Pannivelil Buildings, Opp ITI, Kanjikode West-678623
5	Details of Properties	Apartment building with 10 flats of carpet area 857 Sq Feet each, plinth area 1073 sq feet each with vitrified ceramic tile tile flooring, and undivided share in land having an extent of 19 cents situated at Re Sy No. 114/10 (Old sy No. 243/4) of Pudussery west village, Pudussery desom, Palakkad Taluk, Palakkad District in the name of Sri. E V Jose. Boundaries: East : Property of Kannan Ezhuttassan South : Property of Parameswaran West : 5 meter road North : Property of Maria Goretti  Door Nos of the flats- 23/796, 23/797 and 23/799 in the ground floor, 23/800, 23/802 and 23/803 in the first floor and 23/804, 23/805, 23/806 and 23/807 in the second floor.
6	<b>Reserve Price</b>	Rupees 220 lakhs (i.e Rupees 22 lakhs per flat)
7	<b>Earnest Money Deposit (EMD)</b>	Rs.2.20 lakhs per flat.

## TERMS AND CONDITIONS OF AUCTION

- a) The intending bidders should submit their request in the prescribed tender application form in a sealed cover superscribing “Sale JJ Associates” along with **Earnest Money Deposit (EMD) of Rs.2,20,000/- for each flat** by way of Demand Draft favouring “The Catholic Syrian Bank Ltd., Kanjikode Branch payable at Kanjikode” on any working day on or before 23.03.2016 between 11 AM to 3.30 PM directly to the Branch Manager, The Catholic Syrian Bank Ltd, Kanjikode Branch. The DD Number, date and name of bank should be superscribed on the cover. The tender application form and letter of authority can be obtained from the Branch Manager, The Catholic Syrian Bank Ltd, Kanjikode Branch on any working day on or before 22.03.2016 between 11 am and 3.30 pm. 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.
- b) Along with the offer document, the intending purchaser shall also attach a copy of the PAN card issued by the Income Tax department and also his/her identity proof and proof of residence.
- c) The sealed tender will be opened by the Authorised officer in the presence of the available/attending bidders or their representatives. The authorized representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary proof of identification.
- d). The flats can be purchased either as a single lot or individually.
- E). After opening the tender, 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.
- F) The successful bidder shall deposit 25% (inclusive of the Earnest Money Deposit) of the bid amount immediately on the sale being knocked down in his favour and the balance within 15 days from the date of confirmation of sale. Payment is to be made in the form of Bankers cheque/demand draft favouring “The Catholic Syrian Bank Ltd., Kanjikode Branch, payable at Kanjikode”. In case of default, the entire amounts deposited till then will be forfeited.
- f)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.
- g)The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc. as applicable as per law;
- h)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.
- i)Sale is subject to confirmation by the Bank.
- j)Sale of the properties shall be under “As is where is and as is what is condition”, including encumbrances , if any;
- k)The Bank will not be responsible for any charge, lien, Encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale.
- l)The buyer/s should satisfy themselves on the extent, title, ownership, statutory approvals etc and existence of any encumbrances, property tax or any other dues to the Government or anybody in respect of the property under sale.
- m)Sale shall not be accepted if the bid is below the Reserve Price.**
- n)The property can be inspected on any working day on or before 23.03.2016 between 11 AM and 2.00 PM. Interested purchasers may contact the Branch Manager, The Catholic Syrian Bank Ltd, Kanjikode Branch before the date of inspection.
- o.This is notice to the borrower/guarantors and public in general
- P).For further information contact : 0491-6451601,0491-2567247, 0495-2720162

Date : 16.02.2016  
Place : KOZHIKODE

(AUTHORISED OFFICER)  
The Catholic Syrian Bank Ltd

