



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 money from the Catholic Syrian Bank Ltd., Thalassery Branch and they owe the 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 property 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., Thalassery Branch
2	Name and Address of the Borrowers & Guarantors	1) M/s New Track (Partnership firm), Town Hall Building, 12/989, SR 10, Near Town Hall, Chirakkara, Thalassery- 670104 2) Sri. Mithun M K, Managing Partner- M/s New Track, Town Hall Building, 12/989, SR 10, Near Town Hall, Chirakkara, Thalassery- 670104 (Sri. Mithun M K, S/o Vishwanathan, 14/41, Kuniyil House, Chirakkara, Thalassery, Kannur- 670104) 3) Sri. C.K.Vipin Kumar , Partner- M/s New Track, Town Hall Building, 12/989, SR 10, Near Town Hall, Chirakkara, Thalassery- 670104 (Sri. CK Vipin Kumar, S/o Korumban M, Shanti Vihar, Kuzhippangad, Chirakkara, Thalassery, Kannur- 670104) 4). Sri. Prasad Reghuvaran, S/o Reghuvaran Narayan, 502, Asopalav Apartment, Saru Section Road, Jamnagar-361002 5) Smt. Sathi Prasad, W/o Sri. Prasad Reghuvaran, 502, Asopalav Apartment, Saru Section Road, Jamnagar-361002
3	Amount due to the Bank as on 29.02.2016	Rs.17,84,681/- (Rupees Seventeen lakhs eighty four thousand six hundred and eighty one only)
4	a).Date & Time of Auction b).Place of Auction	13.04.2016- 2.30 PM The Catholic Syrian Bank Ltd., P B No.16, A A T T Devaswom Building, Opp Panchayat Bus Stand, Kozhencherry-689641.
5	Details of Properties	All that part and parcel of property having an extent of 11 cents of land with all improvements thereon comprised in Re Sy No. 469/8 of Kidangannur village, Kidangannur desom, Kozhancheri Taluk, Pathanamthitta District in the name of Sri. Prasad Raghuvaram and Smt. Sathi Prasad Raghuvaram as detailed in document No. 488/2011 of SRO Aranmula Boundaries: North : Property of Gangadharan, and property of Charivuparambil East : Property of Anil kumar and property of Charivuparambil . South : Road West : Panchayath Road
6	Reserve Price	Rs.15,00,000/- (Rupees Fifteen lakhs only)
7	Earnest Money Deposit	Rs.1,50,000/- (Rupees one lakh fifty thousand only)

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 “M/s New Track” along with Earnest Money Deposit (EMD) of **Rs.1,50,000/-** (Rupees One Lakh Fifty thousand only) by way of Demand Draft favouring “**The Catholic Syrian Bank Ltd., Thalassery Branch payable at Thalassery**” on any working day on or before **11.04.2016** during working hours directly to the Branch Manager, **The Catholic Syrian Bank Ltd, Thalassery Branch. The tender application form along with EMD as aforesaid can also be submitted directly to the Branch Manager, The Catholic Syrian Bank Ltd, Kozhencherry Branch on any working day on or before 12.04.2016 during working hours and also up to 12.30 PM on 13.04.2016(auction date).**
- b. 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, Thalassery Branch or from the Branch Manager, The Catholic Syrian Bank, Kozhencherry Branch on any working day on or before 11.04.2016 during working hours. 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
- c. 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.
- d. 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.
- e. After opening the tender, 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.
- 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., Thalassery Branch, payable at Thalassery**”. In case of default, the entire amounts deposited till then will be forfeited.
- g. 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.
- h. The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc. as applicable as per law;
- i. 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.
- j. Sale is subject to confirmation by the Bank.
- k. Sale of the properties shall be under “As is where is and as is what is condition” and no representation and warranties are given by the Bank relating to encumbrances, statutory liabilities, statutory approvals etc.
- l. 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.
- m. 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.
- n. Sale shall not be accepted if the bid is below the Reserve Price;**
- o. The property can be inspected on any working day on or before 08.04.2016 between 11 AM and 3.30 PM. Interested purchasers may contact the Branch Manager, The Catholic Syrian Bank Ltd, Kozhencherry branch or the Branch Manager, Thalassery Branch before the date of inspection.
- p. This is notice to the borrower/guarantors and public in general
- q. For further information contact 0490-6450004,0490-2322093, 0495-2720162,0468-2312740

Date : 04.03.2016

Place : KOZHIKODE

(AUTHORISED OFFICER)
THE CATHOLIC SYRIAN BANK LTD