

SALE NOTICE

Sale of Immovable Properties Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 (SARFAESI ACT)

Whereas, the under named persons have borrowed monies from The Catholic Syrian Bank Ltd, Palarivattom Branch and they owe the amounts and interest and cost thereon as mentioned below. (1) Sri Abdul Nasar T, S/o Majeed, Thattathodi House, Neduva P O, Parappanangadi, Malappuram-676303 (2) Smt. Haseena T, W/o Abdul Nasar T, Thattathodi House, Neduva P O, Parappanangadi, Malappuram- 676303 both having alternative address at XII C, Sky Line Palm Shade, Opp Lulu Mall, Edappally - 682024

Whereas the bank had issued notice 15.01.2016 under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interests Act 2002 and the Authorized Officer has taken possession of the mortgaged properties on 06.05.2016 and the Bank has decided to sell the properties under Rule 7,8 and 9 of the Security Interests (Enforcement) Rules 2002 by inviting tender from the general public.

Amount due to the Bank as on 17.05.2017 is Rs. 26, 64,767/-..... (Rupees Twenty six lakhs sixty four thousand seven hundred and sixty seven only)

Details of opening Tender

PLACE OF OPENING TENDER	DATE AND TIME
The Catholic Syrian Bank Ltd, Zonal Office, Ernakulam. Zonal Office, DJM Building, Market Road, Ernakulam, PIN-682011	29.06.2017 11.30 A M

DESCRIPTION OF THE PROPERTY:

Item No.1.

a. All that part and parcel of the property having an extent of 04.89 Ares or 12.08 cents in Re. Sy.19/17, 21/17, 21/18, Block No.1 of Kuzhuppily Village with Residential Building bearing No.I/157 of Pallipuram Panchayath, owned by Abdul Nasar T vide Sale Deed No.1224/14 Dt. 09.06.2014 of Sub Registrar's Office, Kuzhuppilly and bounded as under.

- | | |
|-------|-------------------------------------|
| NORTH | - Property of Pathrose |
| SOUTH | - Small path way |
| EAST | - Property & house of Sri. Stephen |
| WEST | - Beach Road and Property of Joseph |

Reserve Price : Rs.31,50,000/-



DJM Building, P.B. No.1154, Market Road, Ernakulam, Kochi-682 011

e-mail : ernakulamzone@csb.co.in Phone No.2381829, 2381936

Fax : 0484 – 2365329, TATA Phone : 6451654, EPABX : 6450993

Corporate Identity No:U65191KL1920PLC000175

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TERMS AND CONDITIONS

1. The intending bidders should submit their requests in the prescribed Tender form in a sealed cover super-scribing sale A/c of “Abdul Nasar T” along with Earnest Money Deposit (EMD) of Rs. 3,15,000/- for item No.1 being 10% of the reserve price by way of Demand Draft favouring The Catholic Syrian Bank Ltd, payable at Palarivattom, on any working day on or before **28.06.2017 between 11 AM and 4 PM** directly to the Authorised Officer, The Catholic Syrian Bank Ltd, Zonal Office, DJM Building, Market Road, Ernakulam, PIN-682011 or to The Principal Officer, The Catholic Syrian Bank Ltd, Palarivattom Branch. The DD number, date, name of the bank should be superscribed on the cover. The tender form and letter of authority can be obtained from the Branch Manager, The Catholic Syrian Bank Ltd, Palarivattom Branch or from the Authorised Officer, The Catholic Syrian Bank Ltd, Zonal Office, DJM Building, Market Road, Ernakulam, PIN-682011 on any working day from 01.06.2017 to 28.06.2017 **between 11 am and 2.30 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 commit any default in any manner.
2. Along with offer document, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax Department and his/her identity proof and the proof of residence.
3. The sealed tender will be opened by the Authorised Officer in the presence of principal bidder or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification. After opening the tender the Authorised Officer has absolute discretion to negotiate to raise the tender amount/permit interse bidding among the participants to get maximum revised offer/price for the property.
4. The successful bidder shall deposit 25% (inclusive of Earnest Money Deposited) of the bid amount immediately on the sale being knocked down in his favour and the balance within Fifteen days from the date of confirmation of sale. Payment is to be made to the Authorised Officer in the form of Demand draft drawn in favour of The Catholic Syrian bank Ltd, payable at Angamaly. In case of default, the entire amounts deposited till then shall be forfeited without any prior notice.
5. The successful bidder should bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law, and make arrangements for effecting transfer in the concerned authority/society/association.
6. 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 by fire or theft or other accidents and other risk from the date of the confirmation of the Sale by the Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
7. The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the auction without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
8. The sale is subject to confirmation by the Bank.

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9. The sale shall be under 'AS IS WHERE IS AND AS IS WHAT IS CONDITION'.
10. The Bank will not be held responsible for any charges, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale.
11. The buyers should satisfy themselves on the extent, title, ownership, statutory approval, as to existence of any encumbrance, charges, payments etc, before participating in the auction. E.C discloses Nil encumbrances over the property
12. The sale shall be considered only if the price offered is above the reserve price.
13. The property can be inspected on any working day before 23.06.2017 **between 1 PM and 5 PM**. Purchasers who are interested may contact Branch Manager, Palarivattom Branch before the date of inspection.
14. This is Notice to the Borrower/guarantor and the Public in general.

Dated this 17th day of May 2017.

Authorized Officer,
& Chief Manager (Law)