



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 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., Thalassery Branch
	Name and Address of the Borrowers & Guarantors	
2	Borrower 1	1). M/s Rajeev Memorial Charitable Society, Kanhileri, Mattanur, Kannur- Kerala - 670702 2) Sri. K Lakshmanan, President, Ms Rajeev Memorial Charitable Society, Kanhileri, Mattanur, Kannur- Kerala - 670702 (Sri. K Lakshmanan, S/o Sri. Kottan, Krishnakripa, Thaikkad P O, Guruvayur, Thrissur District- 680104) 3) Smt. Shobhana, Secretary: Ms Rajeev Memorial Charitable Society, Kanhileri, Mattanur, Kannur- Kerala - 670702 (Smt. Shobhana, W/o Sri. K Lakshmanan, Krishnakripa, Thaikkad P O, Guruvayur, Thrissur District- 680104) 4) Smt. Jeena Lakshmanan, D/o Sri. K Lakshmanan, Krishnakripa, Thaikkad P O, Guruvayur, Thrissur District- 680104 5) Sri. Gireesh T H, S/o Sri. Haridasan, Tharavath House, Pirayiri P O, Palakkad-678019 6) Smt. Jeeshma Lakshmanan, D/o Sri. K Lakshmanan, Krishnakripa, Thaikkad P O, Guruvayur, Thrissur District- 680104 7) Sri. Sajeev Pazhoor, S/o Ramachandran Nair, Pazoor House, Tiruvilwamala P O, Thrissur District- 680588 8) Smt. Jithisha Lakshmanan, D/o Sri. K Lakshmanan, Krishnakripa, Thaikkad P O, Guruvayur, Thrissur District- 680104
	Borrower 2	1. Sri. K Lakshmanan, S/o Sri. Kottan, Krishnakripa, Thaikkad P O, Guruvayur, Thrissur District- 680104) 2) Smt. Shobhana, W/o Sri. K Lakshmanan, Krishnakripa, Thaikkad P O, Guruvayur, Thrissur District- 680104
3	Amount due to the Bank as on 18.12.2015	Borrower No. 1- Rs. 2,13,20,390/- Borrower No.2 - Rs.11,37,203/-

4	Details of Properties secured to the credit facilities	<p>ITEM NO.1 All that part and parcel of property having an extent of 503 cents { (i) 84.18 Ares in Re Sy No. 34, Old Sy No. 29/2,(ii) 46.54 Ares in Re Sy No. 34, Old Sy No. 29/2, (iii) 50.58 Ares in Re Sy No. 51/2, Old Sy No. 30 and (iv) 22.26 Ares in Re Sy No. 49/1, Old Sy No. 53/2.1} land with building and all other fixtures and annexures thereon situated in of Thillankery village,Kavumbady desom, Thalassery Taluk, Kannur District in the name of M/s Rajeev Memorial Charitable Society as detailed in document Nos.2387/1994,2388/1994, 1204/2003 and 1190/2003 of SRO Peravoor bounded as follows:-</p> <p>(boundaries of 84.18 Ares(208 cents) covered by document No. 2387/1994) North : Property of Chooryat Ayamu East: Property purchased from Chakyat Abdulla West : Property of Parayil Sainaba South : Property of Puthiyapurayil Beevi</p> <p>(boundaries of 46.54 Ares covered by document No. 2388/1994) North : Property sold to AP Aliyumma East: Muzhakkunnu desom boundary West : Property of Rajeev Memorial Charitable society South: Property of U V Mammootty Haji</p> <p>(boundaries of 22.26 Ares (55 cents) covered by document No.1190/2003) North : Property of Rajive Memorial Charitable Society East : Property of Rameed West : Property of Padayam poyil Mammad South : Property of Pushpa</p> <p>(boundaries of 50.18 Ares covered by document No.1204/2003) North : Property of Rameed East : Property of Kongat Rohini West : Mud road South : Property of Kongat Rohini</p> <p>ITEM NO. 2 All that part and parcel of property having an extent of 15.35 cents (6.21 Ares) land with building (residential building)and all other fixtures and annexures thereon comprised in Sy No.82/1 of Thaikkad village, Chavakkad Taluk, Thrissur District in the name of Sri. K Lakshmanan as detailed in document No.1255/2005 of SRO Kottapadi bounded as follows:-</p> <p style="text-align: center;">(boundaries as per location certificate) North : Road East : Property of Gopalan West : Property of Yasin, Nihas South : Pathway and Kazhumapadam</p>
5	a).Date & Time of Auction b).Place of Auction	<p>ITEM NO. 1 03.02.2016- 11.00 AM</p> <p>ITEM No.2 03.02.2016 - 2.00 PM</p> <p>The Catholic Syrian Bank Ltd.,PB No. 57, Pilakandy Plaza, , AVK Nair Road, Thalassery-670101</p>
6	Reserve Price	<p>Item No. 1- Rs.73,30,000/- (Rupees Seventy three lakhs thirty thousand only) Item No. 2- Rs. 90,00,000/- (Rupees Ninety lakhs only)</p>
7	Earnest Money deposit	<p>Item No. 1 - Rs.7,33,000/- (Rupees seven lakhs thirty three thousand only) Item No. 2- Rs. 9,00,000/- (Rupees nine lakhs only)</p>
<p><u>TERMS AND CONDITIONS OF AUCTION</u></p> <p>a. Intending bidders should submit their request in the prescribed tender application form in a sealed cover superscribing Sale “Rajeev Memorial charitable Society and Prof. K Lakshmanan”. The item number of the property intended to be purchased should also be specified. EMD by way of Demand Draft favouring “The Catholic Syrian Bank Ltd., Thalassery Branch payable at Thalassery” should be enclosed along with the tender application form and the same should be submitted on any working day on or before 02.02.2016 between 11 AM to 3.30 PM directly to the Branch Manager, The Catholic Syrian Bank Ltd, Thalassery 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, Thalassery Branch on any working day on or before 01.02.2016 between 11 am and 3.30 pm. The EMD</p>		

- 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. Item No. 1 and 2 properties are secured for the credit facilities availed by borrower No.1- Rajeev Memorial charitable Society. Item No. 2 property is secured for the credit facility availed by borrower No. 2- “Prof. K Lakshmanan”
 - 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 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., 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”, including encumbrances , if any;**
 - 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. Item No. 1 property can be inspected on 19.01.2016 between 11 AM and 3 PM and Item No. 2 property can be inspected on 20.01.2016 between 11 AM and 3 PM. Interested purchasers may contact the Branch Manager, The Catholic Syrian Bank Ltd, 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

Date : 22.12.2015

Place : KOZHIKODE

(AUTHORISED OFFICER)
THE CATHOLIC SYRIAN BANK LTD

