

SALE NOTICE

Zone: Chennai

Notice for sale of immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules 2002.

Notice is given to the public in general and in particular to the Borrower and guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, the physical possession of which has been taken by the Authorised Officer of The Catholic Syrian Bank Ltd, Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" basis on **30.03.2019** for aggregate recovery of Rs. Rs. 4,88,91,848/- (Rupees Four Crores Eighty Eight Lakhs Ninety One Thousand Eight Hundred & Forty Eight Only) as on 28.02.2019 besides expenses, costs, etc due to the Catholic Syrian Bank Ltd, Secured Creditor, from **Borrower M/s. G J Exports, Proprietor, Mr. J.C Ganesh**, 305, 3rd floor, B-Block, DSR Sunshine, 2nd Cross, T Krishna Reddy Layout, Banasawadi, Bangalore, Pin 560043 and **Mr. J C Ganesh** towards Packing Credit Limit and Housing Loan accounts respectively and **Guarantor:** Mrs. G Divya, w/o Mr. J C Ganesh, 305, 3rd floor, B-Block, DSR Sunshine, 2nd Cross, T Krishna Reddy Layout, Banasawadi, Bangalore, Pin 560043 for both the accounts.

The reserve price will be Rs. 1,80,00,000/- and the earnest money deposit will be Rs. 18,00,000/-

Description of the property

All that part and parcel of 2400 sq.ft of land in Sy 96, Re. Sy. 48 at Kowdenahalli with three storied residential house therein having built up area of 4962 sq.ft. Bearing site No. 12 (Old No. 48), Katha No. 2192, (Old Katha No. 168/1/48) No. 12, 9th Cross, Akshaya Nagar, 2nd Block, Shanthi Layout, Kowdenahalli, K.R. Puram, Hobli, Bangalore owned by J C Ganesh as per Sale Deed No. 3461/08 of SRO-Krishnarajapuram.

Bounded

On the North by	Site No. 9
On the South by	Site No. 13
On the East by	Site No. 11
On the West by	Road

Reserve Price : Rs. 1,80,00,000/-

No known encumbrances over the property.

For detailed terms and conditions of the sale, please visit :- www.csb.co.in

Chennai

12.03.2019.

Authorised Officer & Chief Manager

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 "M/s. G J Exports, Proprietor, Mr. J.C Ganesh " along with Earnest Money Deposit (EMD) of Rs. 18,00,000/- being 10% of the reserve price by way of Demand Draft favouring The Catholic Syrian Bank Ltd, payable at Chennai on any working day on or before 29.03.19 between 11 AM and 4 PM directly to the to The Principal Officer, The Catholic Syrian Bank Ltd, Chennai Beach Branch, Chennai or to the Authorised Officer. The tender form and letter of authority can be obtained from the Branch Manager, The Catholic Syrian Bank Ltd, No. 3, 2nd Line, Beach, Chennai- 600001 on any working day from 15.03.2019 to 29.03.19 between 11 AM and 3.30 PM. *If the date of sale or last day for submission of tender happens to be a holiday due to any reasons, sale will be conducted /EMD can be submitted on the next working day between the time aforementioned. 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, Chennai or by any other mode of payment. 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.
9. The sale shall be under 'AS IS WHERE IS, 'AS IS WHAT IS' AND 'WHATEVER THERE IS' basis.

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, and payments etc, before participating in the auction. There is no encumbrance to the knowledge of the bank.

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 29.03.19 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, Chennai Beach Branch, Chennai before the date of inspection.

14. This is Notice to the Borrower/guarantor and the Public in general. For more details visit our website csb.co.in.

Date: 12th March, 2019

Authorized Officer,
& Chief Manager