

**THE CATHOLIC SYRIAN BANK LTD
(Registered Office : Thrissur)
Asset Recovery Branch, Coimbatore**

SALE NOTICE

Sale of Immovable Properties mortgaged to the 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., **Gandhipuram 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 has decided to sell the properties under Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002.

Name and Address of the Secured Creditor : **The Catholic Syrian Bank Ltd., 1st Floor, Sri Ganesa Complex, No. 12, 10th Street, Coimbatore 641 012.**

Name and address of the Borrowers & Guarantors : Borrower – i) M/s. M/s. Efficient Engineering Products, D No.24/2, Krishnan Nagar, Sowripalayam, Coimbatore 641028 represented by its Proprietor Mr. G.Dhatchinamoorthy residing at Door No. 24/2 S F No. 135/1A, Sowripalayam, Coimbatore 641028 & Guarantor - Smt. D.Saroja, W/o Mr. Datchinamoorthy G, Door No. 24/2 S F No. 135/1A, Sowripalayam, Coimbatore 641028.

Total Liabilities : Cash Credit - Rs. 3,20,23,130.52(Rupees Three Crores Twenty Lakhs Twenty Three Thousand One Hundred and Thirty and Fifty Two Paise only) as on 31.05.2019 with 14% future interest with compounded monthly rests + penal interest @ 1% per annum from 01.06.2019 till the date of repayment of the dues in full and other costs & expenses.

Date, Time & Place of Auction : 24.06.2019 (Monday) at 1.45 PM at The Catholic Syrian Bank Ltd., Asset Recovery Branch, 54, 2nd Floor, Shiva Complex, Old Post Office Road, Coimbatore 641 018.

Schedule of property (Details of mortgaged properties)

Property No. 1.

In Coimbatore Registration District, Madukkarai Sub-registration District, Coimbatore South Taluk, Malumichampatti Revenue Village, out of 2.70 acres in S F No. 64 and 5.66 acres in S F No. 65 totally 8.36 acres, an extent of 4.21 acres was plotted into house sites approved by Kurichi Local Planning Authority as 3/2006 named "Thirumurugan Nagar in this

ITEM No.(a)

SITE No. 15 measuring 2800 Sq.ft within the following boundaries

North by Site No. 31
South by Site No. 16
East by 30 feet North South Layout Road
West by Site Nos. 17 & 30

measuring

North South on both sides 40 feet
East West on both sides 70 feet

ITEM No. (b)

SITE No. 31 measuring 2787 Sq.ft within the following boundaries

North by 23 feet East West Layout Road
South by Site No. 15
East by 30 feet North South Layout Road
West by Site No. 30

measuring

North South on the East 35 feet
North South on the West 40 feet
East West on the North 65 feet
East West on the South 70 feet
Northern Eastern Splay 7 feet

Item No. I & II totally measuring 5587 Sq.ft with right to use the layout roads and all other appurtenances thereto. These sites are now in sub-division S F Nos. 64/1C & 65/2.

This property is situated within the limits of Malumichampatti Panchayat

Item No. (c)

SITE No. 8 measuring 2775 Sq.ft within the following boundaries

North by - 30 feet East West Layout Road
South by - S F No. 63
East by - Site No. 5
West by - Site No. 7

measurements

North South on the East - 68.9 feet
North South on the West - 70 feet
East West on both sides - 40 feet

Item No. (d)

SITE No. 16 measuring 2787 Sq.ft within the following boundaries

North by Site No. 15
South by 23 feet East West layout road
East by 30 feet North South layout road
West by site No. 17

MEASUREMENTS

North South on the East - 35 feet
North South on the West - 40 feet
East West on the North - 70 feet
East West on the South - 65 feet
Northern Eastern Splay - 7 feet

Item Nos. (c) & (d) totally measuring 5562 Sq.ft with right to use the layout roads and all other appurtenances thereto. These sites are now in sub-division SF Nos. 64/1C & 65/2. Item Nos. (c) & (d) totally measuring 5562 Sq.ft with right to use the layout roads and all other appurtenances thereto. These sites are now in Sub-Division S F No. 64/1C & 65/2.

Item Nos (a), (b), (c) & (d) together comes to 25.59 cents (11149 Sq.ft) of vacant land

Property No. 2

Item No.1

In Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore South Taluk, Uppilipalayam Village, in S F No. 134/1 & 135/1 an extent of 20 cents within the following boundaries

North of Remaining lands in S F No. 134/1 Part & 135/1 Part
South of Lands in S F No. 136
East of Lands in S F No. 135/1
West of North South Pallam in S F No. 137

in this an extent of 4163 Sq.ft of site with buildings bearing Door No. 24/2, Krishna Nagar, within the following boundaries

North of Property of R Palanisamy
South of Lands in S F No. 136/1
East of Lands in S F No. 135/1 and
West of Property retained by R Sadagopal

measurements

North South on the East 54 feet
North South on the West 57 feet
East West on both sides 75 feet

with right to take water from the well in S F No. 135/1 and with the right of way through 30 feet North South Road from Sowripalayam Main Road and all other appurtenances thereto.

Assessment No. 55209, Water Connection No. 53380

The property is situated within the limits of Coimbatore City Municipal Corporation.

Item No.2

In Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore South Taluk, Uppilipalayam Village, in S F No. 134/1 & 135/1 an extent of 20 cents within the following boundaries

North of Remaining lands in S F No. 134/1 Part & 135/1 Part
South of Property belongs to M/S United Steel Corporation Company in SF No.135/1 part
East of Lands in S F No. 135/1
West of North South Pallam in S F No. 137

in this an extent of 3788 Sq.ft of site with buildings bearing Door No. 24/2, Krishna Nagar, within the following boundaries

North of Lands in SF Nos.134/1 Part and 135/1 Part
South of Lands belonging to R.Sadagopal
East of Lands in S F No. 135/1 Part
West of Remaining Property belonging to R.Palanisamy

measurements

North South on the East 50 feet
North South on the West 51 feet
East West on both sides 75 feet

with right to take water from the well in S F No. 135/1 and with the right of way through 30 feet North South Road from Sowripalayam Main Road and all other appurtenances thereto.

Total 7951 sq.ft. Of land and building at Krishna Nagar, Uppilipalayam Revenue Village, Coimbatore

Property No. 3

In Coimbatore Registration District, Singanallur Sub Registration District, Coimbatore South Taluk, Uppilipalayam Village

Item No. 1

In S F No. 135/1 an extent of 4665 Sq.ft of vacant site within the following boundaries:

North of 12 feet East West Road
South of Property of Antony samy Pillai and others
East of 5 feet East West and 47 feet North South Road and remaining lands in S F No. 135/1
West of Property of G Dhatchinamoorthy

measurements

North South on the East 77 1/4 feet
North South on the West 78 1/4 feet
East West on both sides 60 feet

with right of way and all other appurtenances thereto.

Item No.2

In S F No. 135/1 an extent of 449 Sq. Ft of vacant site within the following boundaries

North of 12 feet East West Road,
South of Item No. 1
East of 12 feet East West and North South road in S F No. 135/1
West of property of G Dhatchinamoorthy and Saroja.

Measurements

North South both sides 31 feet
East West on the North 12 1/2 feet
East West on the South 16 1/2 feet

with right of way and all other appurtenances thereto (Krishna Nagar)

Total 5114 sq.ft. With building at Uppilipalayam, Coimbatore.

The property is situated within the limits of Coimbatore City Municipal Corporation.

RESERVE PRICE: Property No. 1 - Rs. 36,00,000/- (Rupees Thirty Six Lakhs only) : EMD : Rs. 3,60,000/-
Property No. 2 - Rs. 1,70,00,000/- (Rupees One Crore Sixty Five Lakhs only) EMD : Rs. 17,00,000
Property No. 3 - Rs. 85,00,000/- (Rupees Eighty Five Lakhs only) EMD : 8,50,000

For detailed terms and conditions of the auction you may visit the website of Catholic Syrian Bank Limited at www.csb.co.in in Sale of properties. The sale notice is published in The New Indian Express and Dhinamani on 05/06/2019.

TERMS AND CONDITIONS OF AUCTION

a) Sale of the properties shall be under "As is where is, as is what is and what ever there is condition", including encumbrances, if any; Sale shall not be accepted if the bid / bids is/are below the Reserve Price. b) For participating in the auction the intending bidders have to submit the duly filled up prescribed tender application form in a sealed cover superscribing "Sale - M/s. Efficient Engineering Products" along with Earnest Money deposit which is 10% of the Reserve Price of the property i.e. Rs. 3,60,000/- for Property No. 1,

Rs. 17,00,000/- for Property No. 2 & Rs. 8,50,000/- for Property No. 3 by demand draft favouring “The Catholic Syrian Bank Ltd, Gandhipuram Branch” payable at Coimbatore on or before 21.06.2019, 5 PM. The DD Number, date and name of Bank should be superscribed on the cover. The application shall be submitted directly to the The Authorised Officer, Asset Recovery Branch, Coimbatore. c) Along with the offer document, the intending purchaser shall also attach a copy of the PAN Card, Identity Proof and Proof of residence. The bid amount is refundable, if the bid is not successful. The deposit amount 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. The tender application form and letter of authority can be obtained from the Asset Recovery Branch, Coimbatore or from Gandhipuram Branch of The Catholic Syrian Bank Ltd. on any working day during business hours on or before 21.06.2019. d) The sealed tenders / Covers will be opened by the Authorised Officer in the presence of available/attending bidders or their authorised representatives on the date and time of auction. The Authorised Officer has absolute discretion to negotiate or raise the tender amount /permit interse bidding which will be on the multiples of Rs. 10,000/- among the participants to get maximum revised offer/price for the property. e) The successful bidder shall deposit 25% (Inclusive of EMD)of the bid amount immediately on the sale being knocked down in his favour or the next working day and the balance within fifteen days from the date of confirmation of the sale or such extended period as stipulated in the relevant provisions of SARFAESI Rule 2002. Payment is to be made in the form of demand draft in favour of “The Catholic Syrian Bank Ltd, Gandhipuram Branch, Coimbatore” payable at Coimbatore. In case of default, the entire amounts deposited till then shall be forfeited without any prior notice. The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc., as applicable as per law. f) 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. The buyer/s should satisfy themselves on the title, ownership, statutory approvals etc., before participating in the auction; and sale is subject to confirmation by the Bank. g)The notice is without prejudice to any other remedy available to the Secured creditor. h) To best of knowledge of secured Creditor/Authorized officer and as per the records available, Bank is not aware of any liability such as property tax, water tax, statutory liabilities etc. The mortgaged property is free from Encumbrances as per the records available with the Bank. i) For further information contact : Ph: 0422- 2493741, 2490941 Mobile : 9072601307, 9072601123, 96240 73696.

Place: Coimbatore
Date : 04.06.2019

(Sd/-) Authorised Officer
The Catholic Syrian Bank Ltd.