



**SALE NOTICE**

Sale of Immovable Properties Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 Whereas, the under named persons have borrowed monies from The Catholic Syrian Bank Ltd, Guindy Branch and they owe the amounts and interest and cost thereon as mentioned below (1) Mr.Raja M, S/o.Late G.Munuswamy and 2) Smt.R.Priya, W/o.Mr. M.Raja, both residing at plot No.74, Kanagadhara Nagar, 1<sup>st</sup> Street, Valasaravakkam village, Ambattur Taluk, Tiruvallur District

Whereas the bank had issued demand notice 22.04.16 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 22/07/2016 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 03.03.18 is Rs. 1,10,78,590/- ( Rupees One Crore Ten Lakhs Seventy Eight Thousand Five Hundred and ninety only)

Details of opening Tender

PLACE OF OPENING TENDER The Catholic Syrian Bank Ltd, Zonal Office, 7 <sup>th</sup> Floor, Rani Seethai Hall, Mount Road, Chennai-6.	DATE AND TIME 27.03.2018 11.30 A. M
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DESCRIPTION OF THE PROPERTY:

All that piece and parcel of land measuring 2400 sq.ft with residential building with other improvements thereon in Plot No.74, comprised in sy.no.47/1, situated at Kanagadhara Nagar, 1<sup>st</sup> Street, Valasaravakkam village, Ambattur Taluk, Tiruvallur District owned by Mr.Raja M & Priya R as per Sale Deed No. 2880/2012 of SRO, Virugambakkam.

North by	Plot No.73
South by	Plot No 75
East by	Kanagadhara Nagar Ist street
West by	Sy No 38, Vaccant Land

**Reserve Price : Rs. 2,26,60,000/-**

**7<sup>th</sup> Floor, Rani Seethai Hall,  
603, Anna Salai, Chennai -600006  
Phone No 044-28294193, 28291572, 28294078, 64500524  
e-mail : [chennaizone@csb.co.in](mailto:chennaizone@csb.co.in)  
Corporate Identity No:U65191KL1920PLC000175  
CSB.....support all the way**

**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. ` Raja & Priya" along with Earnest Money Deposit (EMD) of Rs. 22,66,000/- 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 26.03.2018 between 11 AM and 4 PM directly to the Authorised Officer. The tender form and letter of authority can be obtained from the Authorised Officer or Branch Manager, The Catholic Syrian Bank Ltd, Guindy Branch on any working day from 15.03.2018 to 26.03. 2018 between 11 am and 3.30 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 Chennai. 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

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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 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. There is no encumbrance to the knowledge of the bank and 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 26.03.2018 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, Guindy Branch before the date of inspection.
14. This is Notice to the Borrower/guarantor and the Public in general.

Dated this 03<sup>rd</sup> day of March 2018.

Authorized Officer,  
& Chief Manager (Law)

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