

Zone: 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., **Madurai 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., Madurai Branch, Door No. 79, 1st Floor, West Tower Street, Madurai – 625 001.**

Name and address of the Borrowers & Guarantors : Borrower – M/s. Champion Cards (P) Ltd., 4-A, 1st Floor, Sudalaimuthu Pillai Street, East Sandaipettai, Kamarajar Salai, Madurai – 625 009., No. 25, Vaithiyanaatha Iyer Street, Senoy Nagar, Madurai – 625020 & Guarantor Mr. S Sebastian Susairaj, Door No. 90-D, V.O. C. Street, Plot No. 15, Arul Nagar, Bye-Pass Road, Madurai – 625 010. .

Total Liabilities : Cash Credit - Rs. 86,66,052.73(Rupees Eighty Six Lakhs Sixty Six Thousand and Fifty Two and Seventy Three Paise only) as on 25.03.2019 with 16.25% future interest with compounded monthly rests + penal interest @ 1% per annum from 01.03.2019 till the date of repayment of the dues in full and other costs & expenses.

Date, Time & Place of Auction : 22.04.2019 (Monday) at 10.00 AM at The Catholic Syrian Bank Ltd., Madurai Branch, Door No. 79, 1st Floor, West Tower Street, Madurai – 625 001.

Schedule of property (Details of mortgaged properties)

In Madurai District, Madurai South Registration District, Madurai No. IV Joint Sub Registration District, Madakulam Bye-Pass Road, VOC Nagar, within the limits of Madurai Corporation, Madurai Town lands in R S No. 224/6 which is divided into various house plots, out of which Plot No. 15, measuring East West 32 ft on the Northern side and 30 feet on the Southern Side and North – South 63 feet on the Eastern Side and 64 Feet on the Western Side totalling 1962 Sq.ft (inclusive of 303.5 Sq.ft of pathway) with residential building construction thereon bearing Door 90-D, V.O. C. Street, Plot No. 15, Arul Nagar, Bye-Pass Road, Madurai – 625 010. Within the following boundaries.

On the North: Land in RS No.224/4 belonging to Karuppian Konar and land in RS NO. 224/5 belonging to Neelakanta Iyer.

On the East: House in Plot No. 16 belonging to Gnanammal,

On the South: 20 feet east-west common road,

On the West: house in Plot No.14, belonging to Sundarapandian.

Property is in the name of Sri. S Sebastian Susairaj.

Reserve Price: Rs. 43,83,000/- (Rupees Forty Three Lakhs Eighty Three Thousand only) : EMD : Rs. 4,38,300/-

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 Madurai Edition on 02.04.2019

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. Champion Cards (P) Ltd" along with Earnest Money deposit which is 10% of the Reserve Price of the property i.e. Rs. 4,38,300/- by demand draft favouring "The Catholic Syrian Bank Ltd, Madurai Branch" payable at Madurai on or before 20.04.2019, 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, Madurai Branch.
- 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 Madurai Branch of The Catholic Syrian Bank Ltd. on any working day during business hours on or before 20.04.2019.
- 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, Madurai Branch" payable at Madurai. 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.

For further information contact: Ph: 0452-2347852, 2346592 - Mobile: 9942660911, 9624073696.

Place: Madurai

(Sd/-) Authorised Officer

Date: 01.04.2019

The Catholic Syrian Bank Ltd.