



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 moneys from The Catholic Syrian Bank Ltd, Avadi Branch and they owe the amounts and interest and cost thereon as mentioned below Shri Mr. Jagatheesan K and Mrs. J Sumathi both residing at No. 3/8, Karapaga Vinayagar Street, Tambaram South, Chennai-600 059 and permanent address at No. 5-3-33, Mokkalam Rettiayar Street, Ward 54, Vadipatti, Nirethan, Madurai District- 625 218.

Whereas the bank had issued demand notice dt.10.04.17 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 23.10.17 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 01.02.2018 is Rs. 40,33,899.18/- (Rupees Forty Lakhs Thirty Three Thousand Eight Hundred and Ninety Nine and Eighteen Paise only)

Details of opening Tender

<p>PLACE OF OPENING TENDER</p> <p>The Catholic Syrian Bank Ltd, Zonal Office, 7th Floor, Rani Seethai Hall, Mount Road, Chennai-6.</p>	<p>DATE AND TIME</p> <p>13.03.18 11.30 A. M</p>
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DESCRIPTION OF THE PROPERTY:

Schedule – A.

a) All that part and parcel of vacant house site admeasuring East to West on both sides 60 feet and North to South on the both sides 30 feet in all measuring 1800 sqft. bearing Plot No. 58, Comprised in S. No. 198/1C situated at Vasantham Nagar, Thatham Patti Village, Vadippatti Taluk, Madurai Distict in the ownership of Mr. Jagatheesan K (more fully described in schedule of Settlement Deed Reg No. 1165/15 SRO Vadippatti)

Boundaries of Plot No. 58

North by	Plot No. 57
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**7th Floor, Rani Seethai Hall,
603, Anna Salai, Chennai -600006
Phone No 044-28294193, 28291572, 28294078, 64500524**

e-mail : chennaizone@csb.co.in

Corporate Identity No:U65191KL1920PLC000175

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South by	23 feet road running East to West
East by	23 feet road running North to South
West by	Plot No. 59

b) All that part and parcel of vacant house site admeasuring East to West on the North 80 feet, on the South 66½ feet and North to South on the East 30 feet and on the West 33½ feet in all measuring 2325¾ sqft. bearing Plot No. 67, Comprised in S. No. 198/2B situated at Vasantham Nagar, Thatham Patti Village, Vadippatti Taluk, Madurai Distict in the ownership of Mr. Jagatheesan K (more fully described in schedule of Settlement Deed Reg No. 1165/15 SRO Vadippatti)

Boundaries of Plot No. 67

North by	Plot No. 66 and 62
South by	Plot No. 68
East by	23 feet road running North to South
West by	The dry land of Janakarajan

c) All that part and parcel of vacant house site admeasuring East to West on the North 66½ feet, on the South 56 feet and North to South on the East 30 feet and on the West 31¾ feet in all measuring 1891 sqft. bearing Plot No. 68, Comprised in S. No. 198/2B situated at Vasantham Nagar, Thatham Patti Village, Vadippatti Taluk, Madurai Distict in the ownership of Mr. Jagatheesan K (more fully described in schedule of Settlement Deed Reg No. 1165/15 SRO Vadippatti)

Boundaries of Plot No. 68

North by	Plot No. 67
South by	Plot No. 69
East by	23 feet road running East to West
West by	The dry land of Janakarajan

Reserve Price for a,b & c :- 18,05,000/-

Schedule – B

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(d) All that part and parcel of vacant house site admeasuring East to West on the North 47½ feet, on the South 60 feet and North to South on the East 30 feet and on the West 33½ feet in all measuring 1706½ sqft. bearing Plot No. 45, Comprised in S. No. 198/1C situated at Vasantham Nagar, Thatham Patti Village, Vadippatti Taluk, Madurai Distict in the ownership of Mrs. J Sumathi (more fully described in schedule of Settlement Deed Reg No. 1170/15 SRO Vadippatti)

Boundaries of Plot No. 45

North by	Plot No. 44
South by	Plot No. 46
East by	23 feet road running North to South
West by	The dry land of Rajendran and others

(e) All that part and parcel of vacant house site admeasuring East to West on the North 60 feet, on the South 73 feet and North to South on the East 30 feet and on the West 32½ feet in all measuring 27081/8 sqft. bearing Plot No. 46, Comprised in S. No. 198/1C situated at Vasantham Nagar, Thatham Patti Village, Vadippatti Taluk, Madurai Distict in the ownership of Mrs. J Sumathi (more fully described in schedule of Settlement Deed Reg No. 1170/15 SRO Vadippatti)

Boundaries of Plot No. 46

North by	Plot No. 45
South by	Plot No. 47
East by	23 feet road running North to South
West by	The dry land of Rajendran and others

(f) All that part and parcel of vacant house site admeasuring East to West on the North 73 feet, on the South 100½ feet and North to South on the East 30 feet and on the West 27¾ feet in all measuring 2505 sqft. bearing Plot No. 47, Comprised in S. No. 198/2B situated at Vasantham Nagar, Thatham Patti Village, Vadippatti Taluk, Madurai Distict in the ownership of Mrs. J Sumathi (more fully described in schedule of Settlement Deed Reg No. 1170/15 SRO Vadippatti)

Boundaries of Plot No. 47

North by	Plot No. 46
South by	Plot No. 48 and 55
East by	23 feet road running North to South
West by	The dry land of Rajendran and others

Reserve Price : Rs. 18,87,000/-**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 "Mr. Jagadeesan K" along with Earnest Money Deposit (EMD) of Rs. 1,80,500 for Schedule A property and Rs.1,88,700/- for Schedule –B property 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 12.03.18 between 11 AM and 4 PM directly to the to The Principal Officer, The Catholic Syrian Bank Ltd, Avadi Branch or to the Authorised Officer. The tender form and letter of authority can be obtained from the Branch Manager, The Catholic Syrian Bank Ltd, Avadi Branch on any working day from 01.03..2018 to 12.03. 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

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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 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 12.03..2018 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, Avadi Branch before the date of inspection.
14. This is Notice to the Borrower/guarantor and the Public in general.

Dated this 01st day of February 2018.

Authorized Officer,
& Chief Manager (Law)

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