

CHNZ/LD/sarfaesi -F 35/

/19.

Zonal Office, Chennai

**SALE NOTICE**

Auction Sale 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” on 25.07.19 for recovery of Rs. 20,55,285/- ( Rupees Twenty Lakhs Fifty Five Thousand Two Hundred and Eighty Five only) as on 18.06.19 due to the Catholic Syrian Bank Ltd, Secured Creditor, from (1), M/s Mohana Builders, Prop. Mr. S R Mahendran No.270, Jaganathan Salai, Periyar Nagar, Chennai 600 082, Mr. E Hari Babu, No. E 223, MMDA Colony, Arumbakkam, Chennai 600 106, 3) Mrs. M Mohanasundari, No.16/1, Vajravelu Street, Perambur, Chennai 600 011, 4) Mr. S Johanes David No.51, Sundaram Pillai Street, Purushawalkam, Chennai 600 007,

Reserve price will be Rs. 65,00,000/-, EMD Rs. ,50,400/- .

**Description of Immovable properties**

All that part and parcel of land with building admeasuring 2771.6 sq ft. bearing Plot No.16, Door No.250, Old Door No.111, Comprised in T S No.812/1B, Block No.16, Situated in Mettu Street, Gandhi salai, Chengalpattu, Chengapattu Town, Chengapattu Taluk, Kancheepuram District (More fully described in schedule to the Partition Deed No. 2057/2006, Jt SRO 1, Chengalpattu)

North: Property in T S No.813

South: Property in T S No.811/ 1A

East: Mettu Street

West: Property belongs to Kavitha and others

No known encumbrances over the property.

For detailed terms and conditions of the sale, please visit :- [www.csb.co.in](http://www.csb.co.in)

Chennai  
18.06.19.

Authorised Officer

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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. ' Mohana Builders," along with Earnest Money Deposit (EMD) of Rs. 6,50,000/- 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 24.07.19 between 11 AM and 4 PM directly to the "Authorised Officer" The Catholic Syrian Bank Ltd, Zonal Office, 7<sup>th</sup> Floor, Rani Seethai Hall, Mount Road, Chennai-6. The tender form and letter of authority can be obtained from the Authorised Officer or Branch Manager, The Catholic Syrian Bank Ltd, Peravallur Branch on any working day from 01.07.2019 to 24.07. 2019 between 11 am and 3.30 PM. If the date of opening the tender happens to be a holiday, it will be opened on the next working day at the same place and time. 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 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.

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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 property will be sold on “As is where is” “As is what is” and “Whatever there 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 sale agreement over the property which is not an encumbrance.
  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 14.03.2019 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, Peravallur Branch before the date of inspection.
  14. This is Notice to the Borrower/guarantor and the Public in general. For details visit our web-site: [csb.co.in](http://csb.co.in)

Dated this 18<sup>th</sup> June 2019.

Authorized Officer,  
& Chief Manager (Law)