



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, Ambattr Branch and they owe the amounts and interest and cost thereon as mentioned below **Borrower: 1) M/s Utchitam Finest, Prop Mr.C.Stephen** No.1, Balaji Nagar 1st Main Road, Ambattur, Chennai – 600 053 **and guarantor Mrs.Desi Rani.S** W/o.Mr.C.Stephen and both residing at No.38, Vijaya Avenue, Autolec Colony, Murugambedu, Ambattur,Chennai – 600 053

Whereas the bank had issued notices dt. **06.04.2016 & 02.08.2017** 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 **15.06.2016** and the Bank has decided to sell the property 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 04.02.2018 is Rs.31,70,814.35/- (Rupees **Thirty One Lakh Seventy Thousand Eight Hundred Fourteen and Paise Thirty Five only**)

Details of opening Tender

PLACE OF OPENING TENDER The Catholic Syrian Bank Ltd, Zonal Office, 7 th Floor, Rani Seethai Hall, Mount Road, Chennai-6.	DATE AND TIME 13.03.2018 3.30 P M
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DESCRIPTION OF THE PROPERTY:

All that Piece and Parcel of Residential Site No.35 admeasuring 1207 Sq.f, in Vijaya Avenue, bearing Survey No.218, Situated at No.62, Autolec Colony, Murugambedu, Surapattu Village, Ambattur Taluk, Thiruvallur District. (More fully described Schedule of Sale Deed No.829/2005, SRO Ambattur)

Boundaries

**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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On the North	Road
On the South	Vacant Land
East	Plot No.36
West	Road

Reserve Price-Rs.18,84,000/-

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 "**M/s Utchitam Finest**," along with Earnest Money Deposit (EMD) of Rs. 1,88,400/- 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 12.03.2018 between 11 AM and 4 PM directly to the to The Principal Officer, The Catholic Syrian Bank Ltd, **Ambattur 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, Ambattur Branch on any working day from 01.03.2018 to 12.03. 2018 between 11 am and 3.30 PM. *If the date of sale or last day for submission of tender happens to be a holiday due to any reasons, sale will be conducted /EMD can be submitted on the next working day between the time aforementioned. 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

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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.
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 21.02.2018 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, Ambattur Branch before the date of inspection.
14. This is Notice to the Borrower/guarantor and the Public in general. For more details visit our web-site csb.co.in.

Dated this 05th day of February 2018.

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Authorized Officer,
& Chief Manager (Law)

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