

### **SALE NOTICE**

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 symbolic 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" condition on 20.07.19 for recovery of Rs. 1,96,71,267/-) Rupees One Crore Ninety Six Lakhs Seventy One Thousand Two Hundred and Sixty Seven Only) as on 12.06.19 due to the Catholic Syrian Bank Ltd, Secured Creditor, from 1) M/s Chitiram Housing and Constructions Pvt Ltd, rep. by its Director, S.J. John Basil, Chitiram Towers , Plot No.11, Karpaga Vinayagar Koil Street, Near Sita devi Garodia Vidhyalaya, East Tambaram , Chennai – 600 059, 2)Mr. John Basil. S.J. , Chitiram Towers , Plot No.11, Karpaga Vinayagar Koil Street, Near Sita devi Garodia Vidhyalaya, East Tambaram , Chennai – 600 059, 3)Mrs. Mini Thresiya. P., W/o Mr John Basil S J , Chitiram Towers , Plot No.11, Karpaga Vinayagar Koil Street, Near Sita devi Garodia Vidhyalaya, East Tambaram , Chennai – 600 059.

The reserve price will be Rs- 1,65,00,000/- and the earnest money deposit will be Rs. 16,50,000/-

#### **Description of the property**

All that piece and parcel of property consisting of commercial building with a built up area of 7116 Sq Ft (inclusive of common area) consisting of Ground, First and Second Floor at Door No. 25, Karpaga Vinayagar Koil Street, Selaiyur Chennai -73 bearing Plot No.11, duly approved vide PPA No. 220/09, PPL No. 202/09 dated 30.04.2009 together with 2268 Sq ft undivided share in 4484 Sq ft of land comprised in Sy No. 333/A1 part, Situated at No.33, Selaiyur Village, Tambaram Taluk, Kancheepuram District owned by Mini Thresiya P (more fully described in the schedule to Sale Deed Reg No.4291/2010 of SRO, Tambaram and Construction Agreement dated 05/04/2010)

#### **Reserve Price ₹ 1,65,00,000/-**

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  
12.06.19.

Authorised Officer &  
Chief Manager (Law)

## 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. Chitiram Housing and Constructions Pvt Ltd" along with Earnest Money Deposit (EMD) of Rs. 16,50,000/- 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 19.07.19 between 11 AM and 4 PM directly to the to The Principal Officer, The Catholic Syrian Bank Ltd, Asset Recovery Branch, Chennai or to the Authorised Officer. The tender form and letter of authority can be obtained from the Branch Manager, The Catholic Syrian Bank Ltd, Asset Recovery Branch, Chennai on any working day from 01.07.2019 to 19.07.19 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.
1. 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.
2. 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.
3. 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 by any other mode of payment. In case of default, the entire amounts deposited till then shall be forfeited without any prior notice.
4. 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.
5. 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.
6. 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.

7. The sale is subject to confirmation by the Bank.
8. The sale shall be under 'AS IS WHERE IS AND AS IS WHAT IS AND WHATEVER THERE IS CONDITION'.
9. 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.
10. 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.
11. The sale shall be considered only if the price offered is above the reserve price.
12. The property can be inspected on any working day before 15.07.19 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Asset Recovery Branch, 603, Anna Salai, Chennai before the date of inspection.
13. This is Notice to the Borrower/guarantor and the Public in general. For more details visit our web-site [csb.co.in](http://csb.co.in).

Dated this 12<sup>th</sup> day of June 2019

Authorized Officer,  
& Chief Manager (Law)