

Zone: Chennai

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 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" basis on **11.04.2019** for recovery of Rs. 1,32,93,963.38(Rupees One Crore Thirty Two Lakhs Ninety three Thousand Nine Hundred Sixty Three and paise thirty eight Only) as on 28.02.19 due to the Catholic Syrian Bank Ltd, Secured Creditor, from **Borrower** M/s. Juno Floors Pvt. Ltd. No. 5 T V Street Chetpet, Chennai 600 031 Represented by its Director Mrs. N Vasanthi and **Guarantors: 1)** Mrs. N Vasanthi, W/o Mr. V Narasimha Rao, New No. 2, Old No. 87, Gandhi Nagar, 4th Main Road Adyar, Chennai 600020. 2) Mr. K Manoharan S/o Mr. Gopala Krishnamurthy, No. 98, Padmanabha Nagar, 5th Street, Adyar, Chennai-600020 and 3) M/s Century Woods Ltd. No. 5 T V Street Chetpet, Chennai 600 031 Represented by its Director Mrs. N Vasanthi.

The reserve price will be Rs. 1,00,00,000/- and the earnest money deposit will be Rs. 10,00,000/-

Description of the property

All that piece and parcel of land bearing No.130, measuring 25 cents comprised in Sy.No. 117/7D part, (plot No.130), situated in Village No.37, Kazhipattur Village, Chengalpet Taluk, Chengai MGR Dist (now Kancheepuram Dist.) situated within the registration District of Chengai MGR and Sub Registration District of Thirupporur, owned by Mrs. N. Vasanthi (as per Settlement deed No.332/2003 dated 14.02.2003 of SRO, Thirupporur and Sale deed No.710 of 1995 dated 22.03.1995 of SRO Thirupporur)

Bounded

On the North by	Field No.129
On the South by	Field No.131
On the East by	Field No.123
On the West by	Proposed cart track

Reserve Price : Rs. 1,00,00,000/-

No known encumbrances over the property.

For detailed terms and conditions of the sale, please visit :- www.csb.co.in

Chennai

07.03.2019.

Authorised Officer & Chief Manager

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. Juno Floors Pvt. Ltd. " along with Earnest Money Deposit (EMD) of Rs. 10,00,000/- 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 10.04.19 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 Rani Seethai Hall, 7th Floor, 603 Anna Salai, Chennai-600006 on any working day from 15.03.2019 to 10.04.19 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.
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 by 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, AS IS WHAT IS CONDITION' AND "WHATEVER THERE IS" .

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 08.04.19 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, **Asset Recovery Branch, Chennai** before the date of inspection.
14. This is Notice to the Borrower/guarantor and the Public in general. For more details visit our website csb.co.in.

Dated this 07th day of March 2019

Authorized Officer,
& Chief Manager