

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 replacing earlier sale notice dated 23.06.2016.

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 29.06.2019 "As is where is" "As is what is" and "Whatever there is" condition for recovery of Rs.3,16,10,829 (Rupees Three Crore Sixteen Lakh Ten Thousand Eight Hundred Twenty Nine only) as on 23.05.2019 due to the Catholic Syrian Bank Ltd, Secured Creditor, from 1) M/s. Pelican Engineers, represented by its partner Mr. Deepak Ghai, 158F, APC Road, Kolkata-700004, 2) Sri Vinod Kumar Ghai (deceased) 3) Mr. Deepak Ghai s/o Late Vinod Kumar Ghai, CL 271, Sector II, Salt Lake City, Kolkata-700091 and 4) Smt. Nandini Ghai w/o Deepak Ghai, CL 271, Sector II, Salt Lake City, Kolkata-700091, legal heirs of (Late) Mr. Vinod Kumar Ghai, a) Mr Jyoti Ghai, S/o Mr. Vinod Kumar Ghai, CL 271, Sector II, Salt Lake City, Kolkata-700091 b) Smt Kiran Ghai, wife of Late Mr. Vinod Kumar Ghai, CL 271, Sector II, Salt Lake City, Kolkata-700091

The reserve price will be Rs. 79,00,000/- and the earnest money deposit will be Rs. 7,90,000/-

Description of the property

a) All that piece and parcel of land measuring 2 Sataks and factory building constructed thereon, comprised in R.S. Hal Dag No.34, appertaining to Khatian No.560, which recorded in L.R. Settlement as the Dag No.191, Khatian No.53, lying in J.L No.67, Situated at Mouza Sahana Chanditala, Hooghly District- in the ownership of Mr.Deepak Ghai. (more fully described in schedule of Sale Deed Reg No. 6077/2008 (SI. No.825/2008) of SRO, Janai)

b) All that piece and parcel of land measuring 15 Sataks equivalent to 9 Cottahs out of 30 Sataks and factory building constructed thereon, comprised in R.S.No.34,L.R. Dag No.191, under Khatian No.251, New L.R.khatian No.766 of Mouza Sahana under Police Station Chanditala, Hooghly District- J.L No.67 under Kapasharia Gram Panchayat in the ownership of Mr.Deepak Ghai & Mr.Vinod Ghai (more fully described in schedule of Sale Deeds Reg Nos .4292/2003 and 4487/2006 of Addl. Dist.Sub.Regr.Janai)

c) All that piece and parcel of land measuring 7.20 Sataks, and factory building constructed thereon comprised in R.S.Dag No.34, corresponding to L.R Darg No.191 under Hal. L.R. Khatian No.784, 785, 786 lying and situated at Mouza Sahana, J.L No.67 P.S. Chanditala, Hooghly District-in the ownership of Mr.Deepak Ghai & Mrs.Nandini Ghai (more fully described in schedule of Sale Deed Reg No. 3767/2009 SRO, Janai of Addl. Dist.Sub.Regr.Janai)

Boundaries of Item No.a, b & c.

On the North	By vacant land of Mr.Ananda Mukherjee
On the South	By ADJ.L/BLDG of M/s Mahabir Hotel.
East	By a pond of Mr.Suresh Gupta
West	By Vacant land of late Ram Das & 9.14 mtr wide service road.

Reserve Price : Rs. 79,00,000/-

No known encumbrances over the property.

Date,Time and Place of Auction/ Opening of Tender : 29.06.2019 at 11 AM at The Catholic Syrian Bank Ltd., Salt Lake City branch, BF-25, Sector -I, Salt Lake City, Kolkata - 700 064

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

Burra Bazar, Kolkata

24.05.2019.

Authorised Officer & Chief Manager

The Catholic Syrian Bank Ltd
Regd Office: Thrissur

48, Sir Hariram Goenka Street, Burrabazar, Kolkata 700007
Ph:033- 22741455, 9072601161 EMAIL:kolkataburrabazar@csb.co.in

CSB.....support all the way

TERMS AND CONDITIONS

1. The intending bidders should submit their requests in the prescribed Tender form in a sealed cover superscribing sale A/c of "M/s.Pelican Engineers, Partnership Firm" along with Earnest Money Deposit (EMD) of Rs. 7,90,000/- being 10% of the reserve price by way of Demand Draft favouring The Catholic Syrian Bank Ltd, payable at Salt Lake City Kolkatta Branch on any working day on or before 28.06.2019 between 11 AM and 4 PM directly to the to The Principal Officer, The Catholic Syrian Bank Ltd, Salt Lake City branch, BF-25, Sector -I, Salt Lake City, Kolkata - 700 064 or to the Authorised Officer. The tender form and letter of authority can be obtained from the Branch Manager, The Catholic Syrian Bank Ltd, Salt Lake City Kolkatta Branch on any working day from 01.06.2019 to 28.06.2019 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, Salt Lake City Kolkatta Branch 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 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 24.06.2019 between 1 PM and 5 PM. Purchasers who are interested may contact Branch Manager, Salt Lake City Kolkatta 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 24th Day of May 2019

Authorised Officer & Chief Manager