



Catholic Syrian Bank



THE CATHOLIC SYRIAN BANK LTD.

Regd. Office : Thrissur
Zonal Office, Second Floor, Siva Complex, 54, Old Post Office Road, Coimbatore-641 018.

AUCTION SALE NOTICE

Sale of Immovable Properties Mortgaged to the Bank under Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI ACT)

Whereas the below named borrowers had borrowed monies from the Catholic Syrian Bank Ltd., Avinashi Branch, and they owe below mentioned amounts with interest and costs.

Name and address of the Borrowers/Guarantors
1. M/s. Alvenia Exports , S.F.No.451, Abirami Nagar, K.Chettipalayam, Opp. Fine Fit Garments, Tirupur-641608, 2. Sri.P.Govindasamy , S/o K.Palanisamy Gounder (Partner- M/s. Alvenia Exports), No.27, NP Layout, Tirupur-641608, 3. Sri.P.Rajendran , S/o K.Palanisamy Gounder (Partner- M/s. Alvenia Exports), No.10/68, KN P.Subramanian Nagar, Pudur Road, Tirupur, 4. Sri.K.Palanisamy Gounder , S/o Late Kulandasamy Gounder, No.27, NP Layout, Tirupur-641608 and 5. Smt.G.Sakunthala , W/o Sri.P.Govindasmay, No.27, NP Layout, Tirupur-641608
Amount due to the Bank as on 31-12-2015
Rs.2,91,59,952/- with interest, costs and other charges

Whereas the Bank had issued notice under the Act and the Authorised Officer had taken possession of the properties and the Bank has decided to sell the properties under Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002.

Secured debt for which the property is to be sold: PCL Rs.2,00,00,000/-, CC Rs.25,00,000/-, MTL Rs.16,00,000/- with balance as on 31-12-2015 -Rs.2,91,59,952/- with 21.75% interest P.A for PCL & 20.75 % interest P.A for CC & MTL with monthly rests from 01-01-2016.

Details of Auction for Immovable Property

PLACE	DATE AND TIME
The Catholic Syrian Bank Ltd., Avinashi Branch, 1st Floor, Priyadharshini Towers, East Car Street, Avinashi - 641 654.	11-02-2016, 12.00 Noon

Properties in the name of Sri.K.Palanisamy.

Property -1: In Tirupur Registration District, Nallur Sub Registration District, Tirupur Taluk, Nallur Village, under S.F No.680/2 P.Ac 22.14 and S.F No.681/2 P.Ac 3.35 totally measuring P.Ac.25.49 in this P.Ac 9.50 has been laid out into house sites and as per layout plan Northern portion of Site No.68, bounded as follows:- on the North by : Site No.67, on the East by: 30 feet width North South Layout road, on the South by : Portion of site No.68, on the West by: Property belonged to Nanjappan, amidst on the both sides North South measuring 20 feet on the Northern side East West measuring 78 feet, and on the Southern side East West measuring 72 ½ feet, totally measuring 1505 sq.feet of site with RCC terraced building bearing Door No.10/68 in Asst.3422 with Electric Services common bearing SC No.1494 with doors, windows, electric fittings, wirings and all other amenities affixed thereto with right to fetch water from the borewell situated on the Northern side of site No.40 in 40 feet width East West layout road and the reserve site with all rights of ingress and egress in all the layout roads.

Reserve Price Fixed : Rs.23,41,592/- (Rupees Twenty Three Lakhs Forty One Thousand Five Hundred Ninety Two)

Property - 2 : In Tirupur Reg. District, Tirupur Joint II Sub Registration District, Tirupur Muncipal Town, Ward No.28, Kangayampalayam Pudur area, Meetankadu, Tirupur village, S.F No.260/1 divided into house sites in this as per plan Eastern portion of Site no.11 measuring 1200 sq.feet bounded as follows:- East of : remaining portion of site No.11 belonged to Karuppusamy, South of : Site No.12, West of : Site No.2, North of : East west Road. within this both sides East West 30 feet and both sides North- south 40 feet within this 1200 sq.feet of land with building bearing old Door Mo.28, Asst. No.78525, New Door No.31, Karattankadu, KPN Layout 1st Street, Tirupur. As per guideline the above property is situated in Ward No.6, T S Ward 'G'.

Reserve Price Fixed : Rs.31,75,493/- (Rupees Thirty One Lakhs Seventy Five Thousand Four Hundred Ninety Three)

Property - 3 : In Tirupur Reg. District, Nallur Sub Registration District, Tirupur Taluk, Veerapandi Village, S.F No.451/2A, Punjai Thottam Acre 0.50 out of Punjai Thottam Ac. 1.89- S.F No.450/1A, P.Ac.0.36 out of P.Ac.1.08 and S.F.No.452/IB, P.Ac.0.23 out of P.Ac.1.05 totally measuring acres 1.09, the above properties were sub divided and allotted New S.F Nos, extent and boundaries, as follows:- **No.1:** An extent of 0.06.0 Hec. Comprised in S.F No.451/2A1 is bounded as follows:- on the East by: SF.No.451/1B3, on the West by SF.No.452, on the South by SF.No.451/2A2 Amidst P.Hec.0.060 in triangle shape. **No.2:** An extent of 0.06.0 Hec. comprised in S.F.No.451/2A2 is bounded as follows:- on the North by : SF No.451/2A1, on the West by SF No.452, on the East by SF No.451/2A3, on the South by SF No.451/2B, amidst P.Hec.0.06.0. **No.3 :** An extent of 0.11.0 Hec comprised in S.F No.451/1B1, is bounded as follows:- on the North by : SF No.479, on the West and South by : SF No.452/1B2, on the east by : SF No.451, amidst P. Hec..0.11.0. **No.4:** An extent of 0.08.5 Hec. comprised in S.F No.452/1B3, bounded as follows:- on the North by : SF No.452/1B2, on the South and East by Pathway comprised in SF No.452/1B4 on the West by SF No.452/1A1, amidst P.Hec.0.08.5. **No.5 :** An extent of 0.31 cents Comprised in S.F No.452/2A4, bounded as follows:- on the North by : SF No.451/2A3, on the South by SF No.452/2A2, on the West by SF No.451/2A2 and 2B, on the East by layout, amidst P.Ac.0.31, totally, No.1 measuring P.Hec.0.06.0, No.2 measuring P.Hec.0.06.0, No.3 measuring P.Hec.0.11.0 bearing Patta No.1717, No.4 measuring P.Hec.0.08.5, No.5 measuring P.Ac.0.31 (Patta No.622) the above items measuring P.Ac.1.09 with all rights of ingress and egress in all the mamool pathway pertaining to the above property.

Property - 4 : Property in the name of Smt.G.Sakunthala, No.1: In Tirupur Reg.District, Nallur Sub Registration District, Tirupur Taluk, Veerapandi Village under S.F No.451/2A3, P.Ac.0.50 kist Rs.0.38, is bounded as follows:- on the North by : S F No.451/1B, on the East by : S.F No.451/2A5, on the South by : S.F No.451/2A4, on the West by : S.F No.451/2A2, amidst P.Ac.0.50 with common 1/8th share in the well, thulai, vari, vaikkal and all other mamool rights etc., **No.2:** In Tirupur Reg. District, Nallur Sub Registration District, Tirupur Taluk, Veerapandi village, under S.F. No.450/1 P.Ac.2.91 kist Rs.2.37 in this common P.Ac.0.36 with all mamool rights, etc. **No.3:** In Tirupur Reg.District, Nallur Sub Registration District, Tirupur Taluk, Veerapandi Village, under S.F No.452/1, P.Ac.1.80 kist Rs.1.44 in this common P.Ac.0.23 with all mamool rights etc. Totally the above item Nos.1,2 and 3 measuring P.Ac1.09. Now the above properties were sub divisioned and allotted separate survey field numbers which runs as follows:- S.F No.451/2A3 measuring P.Hec.0.19.5, S.F No.452/1B2 measuring P.hec.0.21.0, S.F No.452/1B4 measuring P.hec.0.02.0. Now the present owner is in possession of P.Ac.1.02 ½ only.

Reserve Price Fixed (for Property 3 & 4) : Rs.2,52,30,782/- (Rupees Two Crore Fifty Two Lakhs Thirty Thousand Seven Hundred Eighty Two)

TERMS AND CONDITIONS :

1. The intending bidders should submit their request in the prescribed tender application form in a sealed cover superscribing Sale "M/s.Alvenia Exports" along with Earnest Money **Deposit (EMD) of Rs.2,34,159/-** (Rupees Two Lakhs Thirty Four Thousand One Hundred Fifty Nine only) for Property - 1, **Rs.3,17,549/-** (Rupees Three Lakhs Seventeen Thousand Five Hundred Forty Nine only) for Property-2 and **Rs.25,23,078/-** (Rupees Twenty Five Lakhs Twenty Three Thousand Seventy Eight only) for Property-3 & 4 by way of Demand Draft favouring "The Catholic Syrian Bank Ltd., Avinashi "payable at Avinashi on any working day on or before 10-02-2016, 5.00 PM directly to the Senior Manager, The Catholic Syrian Bank Ltd, Avinashi. The DD Number, date and name of bank should be superscribed on the cover. The tender application form and letter of authority can be obtained from the Senior Manager, The Catholic Syrian Bank Ltd, Avinashi Branch on any working day on or before 10-02-2016, 4.00 pm. 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 commits default in any manner. 2. Along with the offer document, the intending purchaser shall also attach a copy of the PAN card issued by the Income Tax department and also his/her identity proof and proof of residence. 3. The sealed tender will be opened by the Authorised officer in the presence of the available/attending bidders or their representatives. The authorized representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary proof of identification. 4. After opening the tender, the Authorised Officer has absolute discretion to negotiate or to raise the tender amount/permit interse bidding among the participants to get the maximum revised offer/price for the property. 5. The successful bidder shall deposit 25% (inclusive of the Earnest Money Deposit) of the bid amount immediately on the sale being knocked down in his favour and the balance with in 15 days from the date of confirmation of sale. Payment is to be made in the form of demand draft favouring "The Catholic Syrian Bank Ltd., Avinashi Branch, payable at Avinashi. In case of default, the entire amounts deposited till then will be forfeited. 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 caused by fire, theft or other accidents and risk from the date of confirmation of sale by the Authorised Officer. 7. The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc. as applicable as per law. 8. The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the auction without assigning any reason therefor and also to modify any terms and conditions of the sale without any prior notice. 9. Sale is subject to confirmation by the Bank. 10. Sale of the properties shall be under "As is where is and as is what is condition", including encumbrances, if any; 11. The Bank will not be responsible for any charge, lien. Encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale. 12. The buyer/s should satisfy themselves on the extent, title, ownership, statutory approvals etc and existence of any encumbrances, property tax or any other dues to the Government or anybody in respect of the property under sale. 13. Sale shall not be accepted if the bid is below the Reserve Price. 14. The property can be inspected on any working day during office hours, with the prior appointment of the Senior Manager of the Avinashi branch. Interested purchasers may contact the Senior Manager, The Catholic Syrian Bank Ltd, Avinashi Branch before the date of inspection. 15. This is notice to the borrower/guarantors and public in general. 16. For further information contact : The Senior Manager, The Catholic Syrian Bank Ltd., Avinashi Branch, 1st Floor, Priyadharshini Towers, East Car Street, Avinashi - 641654.. Ph No.04296-273795, 272162.

Place: Avinashi
Date : 08-01-2016

Authorised Officer
The Catholic Syrian Bank Ltd.

‘The New Indian Express’
Tirupur Edition
09-01-2016 (Saturday)

