



**M G ROAD BRANCH, ERNAKULAM**

1st Floor, Muthoot Towers, M G Road, Ernakulam- 682 035

Tel 0484 2360322, 2354182: FAX-2381373 [EMAIL- br.4301@syndicatebank.co.in](mailto:br.4301@syndicatebank.co.in)

**E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002**

**Sale of immovable assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.** Pursuant to the notice issued U/S 13(2) of the above Act, the possession of the below mentioned properties were taken on behalf of Syndicate Bank, by the Authorized Officer of the Bank.

Borrower/Guarantor Name and Address, Total Due + Interest from	Description of the Immovable Properties	Inspection Date and time of the Property	Date and Time of E-Auction	Reserve Price and EMD of the Property
<p><b>1. Borrower/s:</b> Ms. Team Engg. &amp; Green Solutions (represented by its Partners Sri.George Mathew and Smt.Mareena George)Team House, Plot No.71, MRA Kakkanad, Kochi 682030</p> <p><b>Guarantor/s:</b> 1.Sri.George Mathew, S/o Sri. V.M.Mathew, 10-F, Panjos Gardens, Padvattom, Palarivattom, Ernakulam – 682025 2.Smt. Mareena George, w/o Sri. George Mathew, 10-F, Panjos Gardens, Padvattom, Palarivattom, Ernakulam – 682025 3.Smt Reena Mathew W/o Sri V M Mathew, Valayil House, Perungookara, PO Kolenchery, Ernakulam-682311 4.Sri V M Mathew S/o Late Sri Mathai,Valayil House, Perungookara,Kolenchery PO, Ernakulam – 682 311</p> <p><b>Total Amount due including Housing Loan and Term Loan liabilities of Sri George Mathew and Smt Mareena George- Rs2,03,77,919/81. (Rupees Two crores Three lakhs seventy seven thousand nine hundred nineteen and</b></p>	<p><b>Description of property:</b> 1.All that part and parcel of immovable property extending 37.10 ares (91.637 cents) of land in Re-survey No.26/1 Block 44 (Survey. No.19/1) in Aikkaranadu North Village, Kunnathunadu Taluk, Ernakulam District owned by Sri. George Mathew, 10-F, Panjos Gardens, Padvattom, Palarivattom, Ernakulam 682025 as per Sale Deed No 8915/2006 of SRO, Puthencruiz.</p> <p>2 .1.514 undivided share in the immovable property extending 113.25 cents in Survey No.121/7A and 121/7B with apartment flat No.10F on the tenth floor having 1904.41 sq.ft built up area in the building known as “Panjos Gardens” in Padvattom Kara, Edappally South Village, Kanayannur Taluk Ernakulam District owned by (1) Sri. George Mathew, 10-F, Panjos Gardens,Padvattom, Palarivattom, Ernakulam 682025 and (2) Smt.Mareena George, 10-F, Panjos Gardens, Padvattom, Palarivattom, Ernakulam 682025 as per Sale Deed No 629/2004 of SRO, Edappally</p>	On or before 28.02.2015 2.00 p m	<b>06.03.2015 – 12.00 noon to 1.00 p.m.</b>	<p><b>Reserve price for the property at Sl. No. 1 - Rs.51,34,000/-</b></p> <p><b>EMD for the property at Sl. No.1. Rs.5,13,400/-</b></p> <p><b>Reserve price for the property at Sl. No. 2 – Rs.47,17,000/-</b></p> <p><b>EMD for the property at Sl. No.2 – Rs.4.71.700/-</b></p>

<b>paise Eightyone only) plus interest, costs, charges and expenses from 01.01.2015</b>				
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Whereas the Authorized Officer of the Bank has decided to sell the properties described herein below on “**AS IS WHERE IS AND WITHOUT ANY RECOURSE BASIS**” under rules 8 and 9 of the Security Interest (Enforcement) Rules 2002 and the said Act.

### Terms and conditions

1. The auction sale will be Online E-Auction/Bidding through website <https://syndicatebank.auctiontiger.net> on **06.03.2015 from 12.00 noon to 1.00 pm**
2. Intending bidders shall hold a valid Digital Signature Certificate, e-mail address and PAN Number. For details with regard to Digital Signature Certificate please contact  
M/s e-Procurement Technologies (ABC Procure),  
Mr. Madhusudanan Nair, Telephone No. 09686999578,  
Mr. Stephen Kalpala - 09904587679  
e-mail id: kerala@auctiontiger.net, [madhusudan@auctiontiger.net](mailto:madhusudan@auctiontiger.net),  
[stephen.kalpala@auctiontiger.net](mailto:stephen.kalpala@auctiontiger.net) or [support@auctiontiger.net](mailto:support@auctiontiger.net)
3. Bidders are required to go through the website <https://syndicatebank.auctiontiger.net> (Bank's website) and also [www.auctiontiger.net](http://www.auctiontiger.net) (service provider's website) for detailed terms and conditions of auction sale before submitting their bids and taking part in the e-Auction sale proceedings.
4. The particulars specified in the Description of property have been stated to the best of information of the Bank and the Bank will not be responsible for any error, mis-statement or omission. Prospective bidders may confirm correctness of the information from the records of Sub Registry, Revenue offices etc..
5. Prospective bidders may avail online training on e-Auction from M/s e-Procurement Technologies (ABC Procures), B-704-705, Wallstreet II, Opp. Orient Club, Near Gujrat College, Ellis Bridge, Ahmedabad, Phone No. 079-40230813, 14, 15, 16, 17, 18, e-mail id: [support@auctiontiger.net](mailto:support@auctiontiger.net)
6. Bids shall be submitted through Online/Offline in the prescribed format with relevant details.
7. The last date for the submission of online/offline bid is on **02.03.2015 upto 5.00 pm.**
8. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the Credit of A/c No. 43013170000065 of SyndicateBank, M.G.Road Branch, Ernakulam. IFSC Code: SYNB0004301 before submitting bids on line. EMD can also be paid by way of Pay Order/Demand Draft in favour of SyndicateBank, payable at Ernakulam.
9. A copy of the bid form alongwith enclosure submitted online shall be forwarded to Authorized Officer, Chief Manager, SyndicateBank, M.G.Road Branch, Ernakulam - 682 035 so as to reach on or before **02.03.2015** or softcopy of the same to [br.4301@syndicatebank.co.in](mailto:br.4301@syndicatebank.co.in) by e-mail.
10. The bid price to be submitted shall be above the reserve price and bidders shall improve their further offers in multiples of Rs.20,000/-
11. The successful bidder shall have to pay 25% of the purchase amount (including Earnest Money already paid), immediately on closure of the e-auction sale proceedings through the mode of payment mentioned in Clause (8).
12. The balance amount of the purchase money shall be paid to the Authorized Officer of the Bank on or before 15<sup>th</sup> day from the e-Auction or such extended period as agreed upon in writing by the Authorized Officer. In default of payment within the said period, the sale will automatically stand revoked and the entire deposit made by the bidder together with the earnest money shall be forfeited. Without any notice the property shall be resold.
13. The EMD of the unsuccessful bidders will be returned on the closure of the e-Auction sale proceedings.
14. The sale is subject to confirmation by the Bank. If the borrower/guarantor pays the amount due to the Bank in full before date of sale, no sale will be conducted.
15. The property is sold in “**AS IS WHERE IS AND WITHOUT ANY RECOURSE BASIS**” in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regard any claim, charges/encumbrances on the properties, of any authority, besides the Bank's charges and should satisfy themselves about the title, extent, quality and quantity of the property before submitting their bid.
16. No claim of whatsoever nature regarding the property put for sale, charges/encumbrances over the property or on any other matter etc will be entertained after submission of the online bid.

17. The undersigned has the absolute right and discretion to accept or reject any bid or postpone/ cancel the sale or modify any terms and conditions of the sale without any prior notice and assigning any reason.
18. The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to government, taxes and rates and outgoing, both existing and future relating to the properties. The sale certificate will be issued only in the name of the successful bidder.
19. The intending purchasers can inspect the property with prior appointment at his/her expenses on the time and date mentioned above. For inspection of the properties please contact M.G.Road Branch, Muthoot Towers, Ernakulam – 682035 (Tel No.0484-2360322, 2354182, Mobile 9495004301, e-mail: [br.4301@syndicatebank.co.in](mailto:br.4301@syndicatebank.co.in) M/s e-Procurement Technologies (ABC Procure) Mr. Madhusudanan Nair, Telephone No. 09686999578,  
Mr. Stephen Kalpala - 09904587679 e-mail id: [kerala@auctiontiger.net](mailto:kerala@auctiontiger.net),  
[madhusudan@auctiontiger.net](mailto:madhusudan@auctiontiger.net), [stephen.kalpala@auctiontiger.net](mailto:stephen.kalpala@auctiontiger.net) or  
[support@auctiontiger.net](mailto:support@auctiontiger.net)
20. The sale is subject to the conditions prescribed in the SARFAESI Act/Rules 2002 and the conditions mentioned above.
21. For further details contact the Authorized Officer, SyndicateBank, M.G.Road Branch, Muthoot Towers, Ernakulam (Tel: 0484-2360322 or 2354182 or mobile: 9495004301).

Place: Ernakulam  
Date : 06.01.2015

Chief Manager  
(Authorized Officer)  
SyndicateBank  
M.G.Road Branch,  
Ernakulam