

**SYNDICATE BANK  
THRISSUR  
Palace Road,  
Thrissur 680006  
Phone: 0487 2331130, 2331422**

**Ref: 4550/721/4480**

**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.

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&9 of the said Act

Borrower/Guarantor Name & Address Total Due + Interest	Description of the immovable Properties	Inspection Date & Time of the property	Date and Time of E-Auction	Reserve Price & EMD of the property and last date for submitting the bid
<p><b>Borrower:</b> M/s. Vipanchika Properties (P) Ltd 31/1446, Krishnanjana Ayyappankavu Road Post Kanimangalam Thrissur 680027</p> <p><b>Guarantor:</b> Mr. E Sreedharan S/o. T.M. Menon Krishnanjana Ayyappankavu road Post Kanimangalam Thrissur 680027</p> <p>Smt. Remani Sreedharan W/o E. Sreedharan Krishnanjana Ayyappankavu road</p>	<p><b>1.</b> Property bearing S. No. 51/1 Pt. situated at Kanimangalam village measuring 12.1 cents and the improvements thereon owned by Smt. Remani Sreedharan</p> <p><b>Boundaries:</b> East: Property of Thirunilathil Family North: Property of Vilasini Amma South: Property of Remani West: Road</p> <p><b>2.</b> Property bearing S. No. 51/1 Pt.</p>	22/01/2015 Till 2.00 pm	27/01/2015 11 AM to 12 PM	<p>Reserve Price for property no. 1, 2 &amp; 3 along with property no. 6 &amp; Property no. 4 is Rs. 5,30,00,000/-</p> <p>(Property no. 1, 2 and 3 mentioned in the second column of this notice are lying contiguous and property no. 6 is standing commonly on the said property no. 1, 2 &amp; 3 mentioned above. Hence separate valuation of the above mentioned</p>

<p>Post Kanimangalam Thrissur 680027</p> <p>Mr.E.Siva Sankaran S/o. T M Menon Sree Valsam Post Karinganad Koppam Pattambi Palakkad Dist. 679303</p> <p>Smt. Smitha Sreedhan W/o. Renjith R Nair Krishnanjana Ayyappankavu road Post Kanimangalam Thrissur 680027</p> <p>Total Dues:</p> <p>Rs.60272526/14 as on 30/11/2014+ Interest from 01/12/2014 and other charges.</p>	<p>situated at Kanimangalam Village measuring 10.0 cents and the improvements thereon owned by Smt. Remani Sreedharan Boundaries: East: Property of Thirunilathil family North: Property of Remani South: Property of Remani West: Road</p> <p><b>3. Property bearing S.No. 51/1 Pt.</b> situated at Kanimangalam Village measuring 13.0 cents and the improvements thereon owned by Smt. Remani Sreedharan</p> <p>Boundaries: East: Property of Thirunilathil family North: Property of Remani South: Property of George West: Road</p> <p><b>4. Property bearing S.No. 51/1 Pt.</b> situated at Kanimangalam Village measuring 13.50 cents and the improvements thereon owned by Sri. E . Sreedharan</p> <p>Boundaries: East: Property of</p>		<p>properties is not feasible to fix the upset price.)</p> <p>As property no. 4 is used as parking area for property no. 1,2,3 and 6, all the said properties i.e. property no. 1,2,3,4 &amp; 6 can be sold together only. Hence separate sale of the said properties is not viable and feasible.</p> <p>Last date for submission of EMD is 23/01/2015 before 5 pm.</p> <p>EMD: Rs.53,00,000/-</p>
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	<p>Thirunilathil family North: Property of Kochammini Amma South: Property of Remani Sreedharan West: Property of Amina and way to the said property.</p> <p><b>5.</b> Leasehold right of the company on the aforesaid 35.1 cents in the name of Smt. Remani Sreedharan and 13.50 cents in the name of Sri. E. Sreedharan both in S. No. 51/1 of Kanimangalam Village.</p> <p>Boundaries: East: Property of Thirunilathil family North: Property of Kochammini Amma South: Property of Remani West: New house owned by Amina</p> <p><b>6.</b> Auditorium measuring 19357 sq. ft plinth area situated commonly on property no. 1, 2, 3 mentioned above.</p>			
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### Terms and Conditions

1. The Auction sale will be **Online E-Auction / Bidding** through website <http://syndicatebank.auctiontiger.net> on 27/01/2015 from 11 AM to 12 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 Ltd ,Mr. Madhusudanan Nair/ Stephen Kalpala,**

contact No.079-40230810/816/817/818/819/820/800 mobile  
No.09686999578/09904587679 e-mail id:  
[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 [www.syndicatebank.in](http://www.syndicatebank.in)(Bank's website) and also the website [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.
5. Prospective bidders may avail online training on e-Auction from M/s e-Procurement Technologies Ltd ,Mr. Madhusudanan Nair/ Stephen Kalpala, contact No.079-40230810/816/817/818/819/820/800 mobile No. 09686999578/09904587679 e-mail id: [madhusudan@auctiontiger.net](mailto:madhusudan@auctiontiger.net)/[stephen.kalpala@auctiontiger.net](mailto:stephen.kalpala@auctiontiger.net) or [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 submission of online/offline bid is on 23/01/2015 till 5.00 pm.
8. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT /Fund Transfer to the credit of A/c. No 45503170000118 Syndicate Bank Thrissur Branch Payable at Thrissur IFSC Code:SYNB0004550 before submitting bids. EMD can also be paid by way of Pay Order/Demand Draft in favour of Syndicate Bank Payable at Thrissur
9. A copy of the bid form along with enclosure submitted online shall be forwarded to Authorised Officer, at Syndicate Bank, Thrissur branch, Palace Road, Thrissur 680001 Tel no. 0487 2331130, 2331422 so as to reach on or before 23/01/2015 or softcopy of the same to [br.4550@syndicatebank.co.in](mailto:br.4550@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.25,000/-.
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 Authorised 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 Authorised 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 or modify any terms and conditions of the sale without any prior notice and without 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 our Thrissur..Branch Tel. No. 04872331130 04872331422 Mob. 9495004550 e-mail ID: [br.4550@syndicatebank.co.in](mailto:br.4550@syndicatebank.co.in)
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 Authorised Officer at Thrissur branch, Palace Road, Thrissur 680001 Tel no. 0487 2331130, 2331422, Mob. 9495004550.

Place: Thrissur  
Date: 08/12/2014

Sd/-  
Authorised Officer  
(Chief Manager)  
Syndicate Bank  
Palace Road, Thrissur