



Shanmugham Road Branch (BIC 4300)
 Pioneer Towers, I Floor
 Ernakulam - 682031
 Ph: 0484-2352883 Fax: 0484-2353788
 Email id: br.4300@syndicatebank.co.in
 IFSC Code: SYNB0004300

E-AUCTION SALE NOTICE UNDER SARFAESI ACT, 2002

Sale of immovable/movable 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	Description of the Immovable/Movable 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
1. M/s Jonarin Marrios, Partnership firm having its official address, KK Road, Kaloor, Ernakulam Represented by its Managing Partner Sri. A A Joseph residing at Arakathara House, Pulickillam West Road, Vazhakala, Ernakulam 682030 2. Sri. Joseph A A, Arakathara House, Pulickillam West Road, Vazhakala, Ernakulam - 682030 3. Smt. Treesa W/o A A Joseph, Arakathara House, Pulickillam West Road, Vazhakala, Ernakulam 682030 Rs..101587040.41 as on 30-11-2014+ Interest From 01/12/2014 and charges.	a) 04.315 cents in Sy. No.195/1 of Elamkulam Village, Kanayannur Taluk, Ernakulam District owned by Smt. Treesa. b) 10.40 cents made up to 2.325 cents in Sy. No.195/1 and 8.075 cents in Sy. No.194/4 of Elamkulam Village, Kanayannur Taluk, Ernakulam district. In the name of Sri. A A Joseph c) 5.933 cents in Sy.No.195/1 of Elamkulam Village, Kanayannur Taluk, Ernakulam District. In the name of Sri. A A Joseph d) 4 star Hotel building having total area of 29333sq ft. situated on property no. a, b&c mentioned above. A. All movable properties lying in the above mentioned properties.	09/02/2015 Till 5.00 PM	18/02/2015 11 AM to 12PM	Reserve price – Rs. 13,75,00,000/- (Rupees Thirteen Crores Seventy Five lakhs Only) (Combined Reserve price for movable and immovable properties is given since the property being sold is a 4 star hotel building and all the movables are required for the said business. Hence separate sale of the above mentioned item no. A is not viable and feasible) EMD Rs.1,37,50,000/- (One crore Thrity Seven lacs Fifty thousand only) Last date for submitting the bid is 10/02/2015 till 5 pm.

Terms and Conditions

1. The Auction sale will be **Online E-Auction / Bidding** through website <http://syndicatebank.auctiontiger.net> on 18/02/2015 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/stephen.kalpala@auctiontiger.net or support@auctiontiger.net
3. Bidders are required to go through the website www.syndicatebank.in (Bank's website) and also the website 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/stephen.kalpala@auctiontiger.net or 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 10/02/2015 till 5.00 pm.
8. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT /Fund Transfer to the credit of A/c. No 43003170000102 Syndicate Bank Shanmugham Road Branch, Ernakulam IFSC Code:SYNB0004300 or by DD favouring Syndicate bank Payable at Ernakulam before submitting bids.
9. A copy of the bid form along with enclosure submitted online shall be forwarded to Authorised Officer, at Syndicate Bank, Syndicate Bank Shanmugham Road Branch, Ernakulam so as to reach on or before 10/02/2015 or softcopy of the same to br.4300@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.10000/-.
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 15th 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 Syndicate Bank Shanmugham Road Branch, Ernakulam Tel. No. 0484-2363679,2352883,2355906, Mob. 9495004300 e-mail ID: br.4300@syndicatebank.co.in or 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/stephen.kalpala@auctiontiger.net or 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 Authorised Officer at Syndicate Bank Shanmugham Road Branch, Ernakulam Tel. No. 0484-2363679,2352883,2355906 Mob. 9495004300 e-mail ID: br.4300@syndicatebank.co.in

Place : Ernakulam
Date : 23/12/2014

Authorised Officer
(Chief Manager)
Syndicate Bank
Shanmugham Road Branch, Ernakulam