



SYNDICATE BANK
RECOVERY SECTION
REGIONAL OFFICE: PANAJI,
INDRA APARTMENT, PANAJI GOA – 403 001.
email: ro.panaji@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 (hereinafter referred to as the Act).

Notice is hereby given to the public in general and to the Borrower/s and Guarantor/s in particular that the under mentioned property mortgaged to Syndicate Bank, the possession of which had been taken by the Authorised Officer of the Bank under S. 13(4) of the Act will be sold by E- Auction as mentioned below for recovery of under mentioned dues and applicable interest, charges and costs etc as detailed below.

The property described below is being sold on **“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS”** under the rule no. 8 & 9 of the Security Interest (Enforcement) Rules (hereinafter referred to as the rules) for the recovery of the dues detailed as under:

Name and address of Borrower and surety	<p>BORROWER: -</p> <p>M/s. Arpora Golden Sand Hotels Pvt Ltd Through Director Mr. Umesh Ladu Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p> <p>Mr. Umesh Ladu Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p> <p>Surety/ies:</p> <p>1. Mr Shaikh Basheer Ahmed Subhan Allah Bungalow Betim Goa</p> <p>2. Mrs Anisha Bashir Ahmed C/o Mr Shaikh Basheer Ahmed Subhan Allah Bungalow Betim Goa</p> <p>3. Mrs Sunita Umesh Naik W/o Mr Umesh Ladu Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p> <p>4. Mrs Kishori Damodar Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p>
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	<p>5. Mr Vikas Damodar Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p> <p>6. Mrs Shivangi Vikas Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p> <p>7. Mr Shailesh Damodar Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p> <p>8. Mrs Nilima Shailesh Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p> <p>9. Mr Rajesh Damodar Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p> <p>10. Mrs Megha Rajesh Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p> <p>11. Mr Rupesh Damodar Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p> <p>12. Mrs Salita Rupesh Naik House No 415 Laxmi Prasad Near Chandrageet Hotel Alto Porvorim Bardez Goa</p> <p>13. Mrs Ujwala Ramakant Kedar W/o Ramakant Kedar R/o Mugali Curtorim Salcete Goa</p> <p>14. Mr Ramakant Kedar S/o Late Mr Mahadeo Kedar R/o Mugali Curtorim Salcete Goa</p>
<p>The total amount due as on 31/12/2018</p>	<p>RS. .54248626/- along with interest from 01/01/2019, cost, Charges etc.</p>
<p>Description of the Immovable/Movable properties with name of the owner/Mortgager</p>	<p>All that part and parcel of the property consisting of incomplete Flats bearing No. B 11 to B 13 on the Ground Floor, with built up area of 285 sq mts, Flats bearing No. B 14 to B 17 on First Floor with built up area of 380 sq mts and Flats bearing No. B 18 to B 21 with built up area of 380 Sq mts on the second floor</p>

	<p>of the Building known as Arpora Residency in 'B' wing, total built up area of the flats being 1045 Sq mts and flats bearing No. A1 to A9 and B 10 of the building known as Arpora Residency in "A" and "B" wing constructed in Sy No. 122/1 known as "Diwan Bhat" also known as "BATTI" admeasuring 2250 sq mts situated at Arpora within the limits of Village Panchayat of Arpora, Nagoa, Bardez, Goa described in the land registration office of Bardez under No. 30037 at page 83 of Book B-77 and enrolled in taluka revenue office under matriz No. 1409 of the 2nd circumscription and bounded as follows:</p> <p>On the North: By Sy No. 121/3 On the South: By Sy No. 122/3 On the East: By Sy No. 122/2 On the West: By Sy No. 123/1</p>
Date of Possession	Possession on 05.11.2015
Details of encumbrances over the property, as known to the Bank	Not known

The details regarding E Auction are mentioned below:

Date and time of E-Auction	13-02-2019 from 11:00 AM to 01:00 PM
Reserve Price of Property	3,41,25,000/-
E Auction Website Address	https://syndicatebank.auctiontiger.net
Earnest Money Deposit (EMD)	34,12,500/-
Last date for submission of bids	11/02/2019
Minimum Bid Increment Amount	Rs. 50,000/-
Date and time of inspection of property for intending purchasers	12/02/2019 between 11 AM to 4 PM. Please Contact our Sr. Branch Manager of Vasco Da Gama Branch at Mobile No. 9423884043/0832-2643341
Contact details & Website Address of service provider (Name/Telephone No. email id/address)	<p>https://syndicatebank.auctiontiger.net</p> <p>Mr. Tilak Marathe Mobile No. 6351896832 & Mr. Akash Karhe Mob. No. 9833398547 Email address tilak@auctiontiger.net and maharashtra@auctiontiger.net</p> <p>Help line No. 079-40005440/401/416/417/418/437</p> <p>M/s E-Procurement Technologies Ltd., Auction Tiger</p> <p>Address: A-201/208, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmadabad- 380006</p>

Terms and conditions

1. Sale is subject to the conditions prescribed in SARFAESI Act/Rules 2002 and the terms and conditions mentioned hereunder as also subject to conditions in the offer/bid documents to be submitted by the intending/participating bidders.
2. The sale process of above properties shall be conducted through e-auction only, on the said date ie.

13.02.2019 (Date) from **11:00 AM to 01:00 PM** (Time) by the Bank's e-auction service provider M/s e-Procurement Technologies (ABC Procures), (Address of the service provider), Contact person **Mr. Tilak Marathe at Mob. No. 6351896832 & Mr. Akash Karhe at Mob. No. 9833398547** on the platform of the website ie <https://syndicatebank.auctiontiger.net>. The service provider will also provide training on e-auction, if required, to those bidders who will deposit EMD.

3. Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/Fund Transfer to the credit of **A/c No. 7211317000020 SyndicateBank, Vasco Da Gama Branch, IFSC Code: SYN0007211** before submitting bids. EMD can also be paid by way of Pay Order/Demand Draft in favour of Syndicate Bank **Vasco Da Gama** Branch.
4. Bids shall be submitted in the prescribed format with relevant details. For details please contact above persons of M /s e-Procurement Technologies Limited (Auction Tiger) tilak@auctiontiger.net mobile No. 6351896832 and Help line No. 079-40005440/401/416/417/418/437.
5. The intending bidders should submit the duly filled in Bid form (format available in the above website) along with the DD/PO/quoting the UTR no. of NEFT/RTGS remittance towards EMD in a sealed cover addressed to the **Authorised Officer, Syndicate Bank, Regional Office, Indira Apartment, 4th Floor, Opposite Delmon Hotel, Panaji-403001** so as to reach the same before **11/02/2019** at 5.00 pm (last date of submission of bid). The sealed cover should be super scribed with **"Bid for participating in E-Auction Sale – in the A/c of M/s ARPORA GOLDEN SAND HOTELS PVT. LTD."**
6. On compliance with the above, the bidders shall be provided with the facility of online participation in the inter se auction bidding. Online bidding will take place at the Website of <https://syndicatebank.auctiontiger.net> and shall be subject to the terms and conditions mentioned herein as well as those given in the bid document. Further the sale shall be in accordance with the SARFAESI Act/Rules.
7. No person other than the intending bidder themselves, or their duly authorized agent shall be allowed to participate in the E Auction.
8. The intending participants of the e-Auction may download copies of sale notice, terms and conditions of e-auction, help manual on operational part of e-Auction and process compliance form related to this e-auction from the above mentioned website of service provider i.e. <https://syndicatebank.auctiontiger.net>. For the purpose of participation in e-auction, the intending bidders must have a **valid digital signature, active e-mail ID and PAN Number**. Any intending bidders presently not having digital signature may procure it from any Registering Authority (Certified by the Government of India) issuing of such signature.
9. It is the sole responsibility of the bidder to obtain the said Digital Signature Certificate and computer terminal system with internet connection to enable him/her to participate in the bidding. Any issue with regard to Digital Signature Certificate and connectivity during the course of the bidding online shall be the sole responsibility of the bidder and no claim in this regard shall be entertained by the Bank or the e-auction Service Provider.
10. Bidders can bid for all or any one of the lots.
11. Bidders are required to comply with KYC norms and provide self attested KYC documents online as well as offline on or before **11/02/2019**. The genuinity of the KYC documents is the sole responsibility of the bidder.
12. Offers that are not duly filled up or offers not accompanied by the EMD or offers received after the above date and time prescribed herein will not be considered/treated as valid offers, and accordingly shall be rejected.
13. After expiry of the last date of submission of bids with EMD, Authorised officer shall examine the bids received by him and confirm the details of the qualified bidders (who have quoted their bids on and above the reserve price and paid the stipulated EMD with the Bank along with other factors like valid KYC etc) to the service provider M/s E-Procurement Technologies (Auction Tiger) to enable them to

allow only those bidders to participate in the online inter se bidding/auction proceedings at the date and time mentioned in E – Auction Sale notice.

14. Inter se bidding among the qualified bidders shall start from the highest bid quoted by the qualified bidders and bidders can bid in multiples of **Rs. 50,000/-**.
15. Auction will be scheduled for an initial period of 60 minutes followed by unlimited extension of 5 minutes each viz. the auction will run for 60 minutes first and in case there is a valid bid received within last 5 minutes, the auction will get extended for another 5 minutes. **The process will continue until there are no valid bids during last 5 minutes.**
16. In no eventuality the property would be sold below the Reserve Price.
17. The property shall be sold to highest bidder, subject to acceptance of the bid by the secured creditor.
18. The successful applicant declared through the process of e-auction shall deposit 25% of the purchase amount (inclusive of EMD), immediately on closure of the e-auction sale proceedings through the mode of payment mentioned in Clause (3). The successful bidder is advised to note the business hours of the Bank to avoid technical issues/default.
19. The balance amount of the purchase money shall be paid to the Authorized Officer of the Bank on or before 15th day from the date of e-Auction or such extended period as agreed upon in writing by the Authorized Officer. In case of any default of respective payment within the stipulated 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 and the property shall be resold. The defaulting bidder shall not have any recourse/claim against the Bank/Authorised Officer.
20. The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings.
21. 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.
22. The sale certificate will be issued in the name of the successful bidder only and for the successful bid amount as sale consideration, after payment of the entire successful bid amount/closing bid amount and other charges if any.
23. The defaulting purchaser/bidder shall forfeit all claims to the property or to any part of the sum for which it may be subsequently sold.
24. The property is sold in **“AS IS WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS”** in all respects and subject to statutory dues if any. The intending bidders should make discrete enquiry as regards 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. For any discrepancy in the property the participating bidder is solely responsible for all future recourses from the date of submission of bid.
25. 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 bid/confirmation of sale.
26. The Authorized Officer/Bank will not be responsible for any charge, lien, encumbrance, property tax dues, electricity dues etc or any other dues to the Government, local authority or anybody, in respect of the property under sale.
28. Prospective bidders are advised to peruse the copies of title deed, if any available with the bank and also carry out their own inquiries to satisfy themselves regarding title to the property, marketability, right, interest, encumbrances, dues if any, over the property.
29. The Authorized Officer has the absolute right and discretion to accept or reject any bid or adjourn/postpone/cancel the sale or add/delete/change any of the terms and conditions of this sale

at any time without prior notice to the owner, bidder, public etc and without assigning any reason.

30. The e-Auction sale is subject to the confirmation by the Secured Creditor/Bank. If the borrower/guarantor pays the amount due to the Bank in full before date of sale, no sale will be conducted. The successful bidder shall not have claim in this regard and cancellation of the sale/auction is at the discretion of the Bank/Authorised Officer.
31. Syndicate Bank has appointed M/s e-Procurement Technologies Pvt. Ltd as a service provider who will assist the undersigned in conducting the auction.
32. Prospective bidders may avail online training on e-Auction from **M/s e-Procurement Technologies Pvt. Ltd, Auction Tiger Address: A-201/208, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmadabad- 380006 Mr. Tilak Marathe Mobile No. 6351896832 & Mr. Akash Karhe Mob. No. 9833398547 Email address tilak@auctiontiger.net and maharashtra@auctiontiger.net Help line No. 079-40005440/401/416/417/418/437.**
33. 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 **Vasco Da Gama BRANCH br.7214@syndicatebank.co.in & Contact No. 9423884043.**
34. 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, misstatement or omission.
35. For further details contact the Authorised Officer **Mr. Raghava Naik**, Regional Office, Syndicate Bank, Panaji, Goa Mobile No. : **9423884050 OR Branch Manager, Vasco Da Gama Branch.**

IMPORTANT INSTRUCTIONS

Bidding in the final minutes and seconds should be avoided in the bidders own interest. Neither Syndicate Bank nor Service Provider will be responsible for any failure/lapse (Power failure, Internet failure etc.) on the part of the vendor. In order to prevent such contingent situation bidders are requested to make all the necessary arrangements/alternatives such as backup power supply etc required so that they are able to prevent such situation and continue to participate in the auction successfully. As per the new inter-operability guidelines released by the Controller of Certifying Authorities (CCA), the Secured Socket Layer (SSL) certificate for a e-procurement application is generated on a new algorithm, SHA2. Also, the Digital Certificate that will be applicable for these platforms have to be SHA2 algorithm compliant. For the same, the users have to ensure that they have Windows XP (SP3)/Windows Vista/Windows 7 installed in their respective PC/Laptop.

This is also a notice to the borrower/guarantor of the above said loan about holding of this sale on the above mentioned date if their outstanding dues are not repaid in full.

Place: Panaji
Date: 04/01/2019

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Authorized officer
Syndicate Bank