



Stressed Assets Management Branch
1st Floor, IFCI Bhavan, No.2, Cubbonpet Main Road, N.R. Square, Bangalore-560002
Ph no. 080-22237741, 8277890814

[Format-Y] E-Auction sale notice under SARFAESI Act 2002

Sale of immovable/movable assets under the Securitization and Reconstructions 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/Mortgager's in particular that the under mentioned property mortgaged to Syndicate Bank, Stressed Assets Management Branch, 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 cost etc as detailed below.

The property described below is being sold on "AS IS WHERE IS, WHATEVER THERE IS AND WITHOUT RECOURSE BASIS" under 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/Guarantor	<p>1)M/s.Access Constructions Partners: 1.Sri.S.N Shankar 2.Sri S N Sasikanth 3.Sri.Sibyla Nagasampath No.529/06,2nd Floor,14th Cross raod,Shastrinagar, Bangalore-560028</p> <p>2)M/s.A4 Access Advertising and Marketing Prop:Sri.Sibyla Nagasampath No.529/06, 2nd Floor, 14th Cross Road, Shastrinagar,Bangalore-560028</p> <p>3)Mr. S.N Shankar S/o.Narayana Rao S, Door No.9,7th Main,Bikasipura, Subramanyapura Post, Near ISRO Layout, Bangalore-560061.</p> <p>4)Mr.S.N Sasikanth S/o.Narayana Rao S, Door No.9,7th Main,Bikasipura, Subramanyapura Post, Near ISRO Layout,Bangalore-560061.</p>
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	<p>5)Mr.Sibyala Nagasampath S/o.Narayana Rao S, Door No.9,7th Main,Bikasipura, Subramanyapura Post, Near ISRO Layout, Bangalore-560061.</p> <p>6)Mr.Narayana Rao.S Door No.9,7th Main,Bikasipura, Subramanyapura Post, Near ISRO Layout, Bangalore-560061.</p>
The total amount	Rs.15,86,14,220.18 (Rupees Fifteen Crore Eighty Six Lakhs Fourteen Thousand Two Hundred Twenty and Paise Eighteen Only) as on 28/02/2019 and Housing Loan Rs.13,74,117.31 (Rupees Thirteen Lakh Seventy Four Thousand One Hundred Seventeen and Paise Thirty One Only) as on 28/02/2019 with further interest and other costs till date of payment.
Description of the Immovable property No.1	<p style="text-align: center;"><u>SCHEDULE</u> <u>Item No.1</u></p> <p>All that piece and parcel of the property of Registered mortgage of land zinc sheet building running as Sri Lakshmi Venkateshwara Cinema hall at door no.6/144, situated in Sy no.60/3 and measuring 2222.22 sq yards, at Kadapa Dist. Rayachoty Sub. Dist. Chinnamandem Grama Panchayat, Chinnamandem Village & Kasaba owned by Mr.S.N Shankar, Measuring East to West 125 feet and North to South 160 feet Totally measuring 20,000 Sq.ft and bounded on : East By : Site retained by sibyala Narayana Rao and others. West By: House of Ramachandra and site retained by S.Narayana Rao and others,North By : Road,South By : Site retained by sibyala Narayana Rao and Others</p>

The details of Property No.1 regarding E-Auction are mentioned below:

Date and Time of E-Auction	On 15/04/2019 between 11.00 AM and 12.00 Noon
Reserve price of Property	Rs.81,00,000/-(Rupees Eighty One Lakh Only)
E-Auction Website address	https://syndicatebank.auctiontiger.net
Earnest Money deposit (EMD)	Rs.8,10,000/-(Rupees Eight Lakh Ten Thousand Only)
Last date for submission of bids	12/04/2019 before 5.00 PM
Minimum Bid increment amount	Rs.20,000/-
Date and time of inspection of property for intending purchasers	30/03/2019
Contact details & website address of service provider (Name/telephone No./email id/address)	Karnataka@auctiontiger.net and support@auctiontiger.net Mr. Manohar (Bangalore) Contact No. 7353931866

Description of the movable items
No.2

Item No.2

A.DTS SOUND SYSTEM

Description of Machines	Qty
DTS 6 digital processor with 2 no time code readers	1
Smart Stereo cinema processor	1
SMART TCX *624 3Chaneel 2 way active crossover	1
PREOTON RX2000 power amplifier	3
PREOTOX RX 4000 power amplifier	2
Amplifier rack	1
2 way surround speaker with JBL tweeter	18
2*15' 1000 watt Stage LF speaker	3 set
2*18" 700 watt SUB WOOFER	2
E V PRO HF DRIVER UNITS WITH HORN	3
Cables, Connections, ETC	1 set
10 KVA servo stabilizer	1
5 KVA UPS	1
Stereo solar cell with bracket	1
DC Regulated exciter power supply unit	2

B.PROJECTOR SYSTEM

Description of Machines	Qty
Westrex make projector [each projector consisting of one no projection head, one no sound head, one no.14 arc lamp, one no ¼ hp motor, one set upper & lower magazine set], 3.5 KVA step down transformer	1

<u>C.11 KVA Online inverter</u>	Qty-1
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<u>D.Air conditioners</u>	Qty-2
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	<table border="1"> <tr> <td>E.Kirioskar generator 30 KVA ,Sound Proof</td> <td>Qty-1</td> </tr> </table>	E.Kirioskar generator 30 KVA ,Sound Proof	Qty-1
E.Kirioskar generator 30 KVA ,Sound Proof	Qty-1		

The details of Machinery items in the Property No.2 (Machines belongs to M/s. Lakshmi Venkateshwara Picture Palace) regarding E-Auction are mentioned below:

Date and Time of E-Auction	On 15/04/2019 between 11.00 AM and 12.00 Noon
Reserve price of Machinery No 1 to 5 mentioned above	Rs.4,00,000/- (Rupees Four Lakhs Only)
E-Auction Website address	https://syndicatebank.auctiontiger.net
Earnest Money deposit (EMD)	Rs.40,000/- (Rupees Forty Thousand Only)
Last date for submission of bids	12/04/2019 before 5.00 PM
Minimum Bid increment amount	Rs.20,000/-
Date and time of inspection of property for intending purchasers	30/03/2019
Contact details & website address of service provider (Name/telephone No./email id/address)	Karnataka@auctiontiger.net and support@auctiontiger.net Mr. Manohar (Bangalore) Contact No. 7353931866

Description of the Immovable property No.3	<u>Item No.3</u>
	All that piece and parcel of the property of registered Mortgage of Vacant land,situated in S.No.60/3 at Chinnamandem Mandal, Chinamandem village polam & Gramapanchayat,YSR Kadapa District, Rayachoty Sub Dist, Andhra Pradesh, admeasuring 288.88 Sq.Yards out of Ac.5-12 cents, Measuring East to West 26 feet and North to South 100 feet Totally Measuring 2600 sq.ft owned by Mr.S.N Sankar and bounded on : East By : Rasta and site of sibyala Sankar Rao and others. West By : House of Dasari Nagi Reddy, North By: Road running from Chinnamandem of Kalibanda, South By : Rasta and site of sibyala Sankar Rao and others.

The details of Property No.3 regarding E-Auction are mentioned below:

Date and Time of E-Auction	On 15/04/2019 between 11.00 AM and 12.00 Noon
Reserve price of Property	Rs.12,87,000/- (Rupees Twelve Lakhs Eighty Seven Thousand Only)
E-Auction Website address	https://syndicatebank.auctiontiger.net
Earnest Money deposit (EMD)	Rs.1,28,700/- (Rupees One Lakh Twenty Eight Thousand Seven Hundred Only)
Last date for submission of bids	12/04/2019 before 5.00 PM
Minimum Bid increment amount	Rs.20,000/-

Date and time of inspection of property for intending purchasers	30/03/2019
Contact details & website address of service provider (Name/telephone No./email id/address)	Karnataka@auctiontiger.net and support@auctiontiger.net Mr. Manohar (Bangalore) Contact No. 7353931866

Description of the Immovable property No.4	<u>Item No.4</u> All that piece and parcel of the property of registered Mortgage of land, situated in S.No.61/2 at Chinnamandem Mandal, Chinamandem village polam & Gramapanchayat,YSR Kadapa District,Rayachoty Sub Dist, Andhra Pradesh, admeasuring 650 Sq. Yards (in 7 plots : that is Plot No.6,11,20,32,35,36,47) out of Ac 3-54 cents (layout namely Sibyala parvathamma nagar) owned by Mr.Narayana Rao.
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The details of Property No.4 regarding E-Auction are mentioned below:

Date and Time of E-Auction	On 15/04/2019 between 11.00 AM and 12.00 Noon
Reserve price of Property	Rs. 24,12,750/- (Rupees Twenty Four Lakh Twelve Thousand Seven Hundred and Fifty Only)
E-Auction Website address	https://syndicatebank.auctiontiger.net
Earnest Money deposit (EMD)	Rs.2,41,275/- (Rupees Two Lakh Forty One Thousand Two Hundred Seventy Five Only)
Last date for submission of bids	12/04/2019 before 5.00 PM
Minimum Bid increment amount	Rs.20,000/-
Date and time of inspection of property for intending purchasers	30/03/2019
Contact details & website address of service provider (Name/telephone No./email id/address)	Karnataka@auctiontiger.net and support@auctiontiger.net Mr. Manohar (Bangalore) Contact No. 7353931866

Description of the Immovable property No.5	<u>Item No.5</u> All that piece and parcel of the property registered Mortgage of residential sites, situated in S.No.63/2 at Chinnamandem Mandal, Chinamandem village polam & Gramapanchayat,YSR Kadapa District, Rayachoty Sub Dist, Andhra Pradesh, admeasuring 353.33 Sq. Yards (in 4 plots: that is Plot No.23,24,45,48) out of Ac 3-05 cents, Measuring 3180 Sq.ft owned by Mr.S.N.Shankar,Mr.S.N.Sasikanth and Mr.S.N Sampath.
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The details Property No.5 regarding E-Auction are mentioned below:

Date and Time of E-Auction	On 15/04/2019 between 11.00 AM and 12.00 Noon
Reserve price of Property	Rs.15,74,000/- (Rupees Fifteen Lakhs Seventy Four Thousand Only)

E-Auction Website address	https://syndicatebank.auctiontiger.net
Earnest Money deposit (EMD)	Rs.1,57,400 /-(Rupees One Lakh Fifty Seven Thousand Four Hundred Only)
Last date for submission of bids	12/04/2019 before 5.00 PM
Minimum Bid increment amount	Rs.20,000/-
Date and time of inspection of property for intending purchasers	30/03/2019
Contact details & website address of service provider (Name/telephone No./email id/address)	Karnataka@auctiontiger.net and support@auctiontiger.net Mr. Manohar (Bangalore) Contact No. 7353931866

Description of the Immovable property No.6	<u>Item No.6</u> All that piece and parcel of the property registered Mortgage of residential sites, situated in S.No.63/2 at Chinnamandem Mandal, Chinamandem village polam & Gramapanchayat,YSR Kadapa District, Rayachoty Sub Dist, Andhra Pradesh, admeasuring 471.1 Sq.Yards (in 4 plots:that is Plot No.31,53,54,40) out of Ac.3-05 cents, Measuring 4240 Sq.ft owned by Mr.S.N.Shankar, Mr.S.N.Sasikanth and Mr.S.N Sampath.
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The details of Property No.6 regarding E-Auction are mentioned below:

Date and Time of E-Auction	On 15/04/2019 between 11.00 AM and 12.00 Noon
Reserve price of Property	Rs.20,98,000/-(Rupees Twenty Lakh Ninety Eight Thousand Only)
E-Auction Website address	https://syndicatebank.auctiontiger.net
Earnest Money deposit (EMD)	Rs.2,09,800/-(Rupees Two Lakh Nine Thousand Eight Hundred Only)
Last date for submission of bids	12/04/2019 before 5.00 PM
Minimum Bid increment amount	Rs.20,000/-
Date and time of inspection of property for intending purchasers	30/03/2019
Contact details & website address of service provider (Name/telephone No./email id/address)	Karnataka@auctiontiger.net and support@auctiontiger.net Mr. Manohar (Bangalore) Contact No. 7353931866

Terms & 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 for each property separately.
- 2.** The sale process of the above property shall be conducted through e-auction only, on the said date **15/04/2019** from **11.00 AM to 12.00 Noon** by the Bank's e-auction service provider M/s. E-procurement Technologies (Auction Tiger), Ahmedabad, Help Line 079-40230810/811/812 **Email Id: Karnataka@auctiontiger.net and support@auctiontiger.net Or Mr. Manohar (Bangalore) Contact No. 7353931866** on the platform of the website <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 A/c No.07763170000017,Syndicate Bank, Stressed Assets Management Branch,1st Floor, IFCI Bhavan, No.2, Cubbonpet Main Road, N.R.Square, Bangalore-560002. Phone No. 080-22237741,Mobile: 8277890814.. before submitting bids. EMD can also be paid by way of Pay Order / Demand Draft in favour of Syndicate Bank Payable at Bangalore.
- 4.** Bids shall be submitted in the prescribed format with relevant details. For details please contact M/s. e-Procurement Technologies Limited (Auction Tiger) **Email Id: Karnataka@auctiontiger.net and support@auctiontiger.net Or Mr. Manohar (Bangalore) Contact No. 7353931866**
- 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, Stressed Assets Management Branch,1st Floor, IFCI Bhavan, No.2, Cubbonpet Main Road, N.R.Square, Bangalore-560002. Phone No. 080-22237741,Mobile: 8277890814.** so as to reach the same before **12/04/2019**. This sealed cover should be super scribed with "Bid for participating in E-Auction Sale – in the A/c of "M/s.Access Constructions,Partners:1.Sri.S.N Shankar,2.Sri S N Sasikanth, 3.Sri.Sibyla Nagasampath"
- 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 Karnataka@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 are required to comply with KYC forms and provide KYC documents online as well as offline on or before **12/04/2019** **The genuinely of the KYC documents is the sole responsibility of the bidder.**
- 11.** 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
- 12.** 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 Limited (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.
- 13.** 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 each property separately Rs.20,000/-
- 14.** 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.**
- 15.** In no eventuality the property would be sold below the Reserve Price.
- 16.** The property shall be sold to highest bidder subject to acceptance of the bid by the secured creditor.
- 17.** 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.
- 18.** 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 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 the property shall be resold. The defaulting bidder shall not have any recourse/claim against the Bank/Authorised Officer.
- 19.** The EMD of the unsuccessful bidders will be returned on the closure of the e-auction sale proceedings.
- 20.** The successful bidder shall bear the stamp duties, charges including those of sale certificate, registration charges, all statutory dues payable to the government, taxes and rates and outgoing, both existing and future relating to the property.

- 21.** The sale certificate will be issued in the name of 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.
- 22.** 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.
- 23.** The property is sold in “AS IS WHEREIS, WHAT IS THERE IS AND WITHOUT ANY RECOURSE BASIS” 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 property, 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.
- 24.** 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.
- 25.** The Authorized officer/Bank will not be responsible for any charge, lien, encumbrance, property tax, electricity dues etc or any other dues to the Government, local authority or anybody, in respect of the property under sale
- 26.** 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.
- 27.** The Authorised Officer has the absolute right and direction 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 the owner, bidder, public etc, and without assigning any reason.
- 28.** 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/authorized officer.
- 29.** Syndicate Bank has appointed M/s., e-procurement Technologies (Auction Tiger) as a service provider who will assist the undersigned in conducting the auction.
- 30.** Prospective bidder may avail online training on e-auction from M/s., e-procurement Technologies Pvt. Ltd.(Auction Tiger) **Email Id: Karnataka@auctiontiger.net and support@auctiontiger.net Or Mr. Manohar (Bangalore) Contact No. 7353931866**
- 31.** 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 property please contact our **Syndicate Bank, Stressed Assets Management Branch,1st Floor, IFCI Bhavan, No.2, Cubbonpet Main Road, N.R.Square, Bangalore-560002. Phone No. 080-22237741,Mobile: 8277890814. E Mail: samb.bengaluru@syndicatebank.co.in or M/s e-Procurement Technologies (Auction Tiger), 079-40016816.35.79.83.91, E-Mail ID: Karnataka@auctiontiger.net and support@auctiontiger.net.**
- 32.** 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.

33. For further details contact the **Authorized Officer, Syndicate Bank, Stressed Assets Management Branch,1st Floor, IFCI Bhavan, No.2, Cubbonpet Main Road, N.R.Square, Bangalore-560002. Phone No. 080-22237741,Mobile: 8277890814.**

34. 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 e-procurement application is generated on a new algorithm, SHA2. Also, The Digital Certificate that will be applicable for this 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. In case they have Windows XP service pack-3, if you get any issue you can install the SSL patch, which is available at our download section of our e-auction portal.

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: Bangalore
Date:12/03/2019

Authorised Officer
Syndicate Bank