



OFFICE OF THE RECOVERY OFFICER  
DEBTS RECOVERY TRIBUNAL - I  
ERNAKULAM

5<sup>th</sup> Floor, K.S.H.B. Building, Panampilly Nagar, Ernakulam – 682036  
☐ 0484 –2324780 | e-mail: [ro2drtekulam-dfs@nic.in](mailto:ro2drtekulam-dfs@nic.in)

**PROCLAMATION OF SALE**

DRC No. 56/2017

e-Sale No 11/2021

**PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE  
TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND  
BANKRUPTCY ACT, 1993**

**South Indian Bank Ltd Vs. M/s. M.R. Syndicate & others**

Whereas (1) M/s M.R Syndicate, Sreelakshmi Complex, 663/P, Statue Junction, Tripunithura, Ernakulam, Kerala, represented by its Managing Partner, Reji M Paulose, S/o Paulose, 10C, Asset City Bay, Chathari, Tripunithura, Ernakulam, Kerala – 682301, also at Malayil House, Thiruvankulam P.O, Ernakulam, Kerala – 682305 (2) M/s Royal Décor, Sreelakshmi Complex, Statue Junction, Tripunithura, Ernakulam, Kerala, represented By its Managing Partner, Reji M Paulose, S/o Paulose, 10C, Asset City Bay, Chathari, Tripunithura, Ernakulam, Kerala – 682301, also at Malayil House, Thiruvankulam P.O, Ernakulam, Kerala – 682305 (3) Reji M Poullose, S/o M Poullose, 10C, Asset City Bay, Chathari, Tripunithura, Ernakulam, Kerala – 682301, also at Malayil House, Thiruvankulam P.O, Ernakulam, Kerala – 682305 (4) Ajitha Reji, W/o Reji M Poullose, 10C, Asset City Bay, Chathari, Tripunithura, Ernakulam, Kerala – 682301, also at Malayil House, Thiruvankulam P.O, Ernakulam, Kerala – 682305 (5) Levakumar V.S, Vadakkethalackal House, Cherukarayath Lane, C.P Ummer Road, Ernakulam, Kerala – 682035, Also at Vasudeva Bhavan, Cherukarayath Lane, C.P Ummer Road, Ernakulam, Kerala – 682035 have failed to pay the sum of Rs. 2,88,34,169.64 (Rupees Two crores eightyeight lakhs thirtyfour thousand one hundred and sixtynine and paisa sixtyfour only), as on 21.01.2017, payable by them in respect of the Recovery Certificate No. 56/2017 in OA No. 526/2014 issued by the Presiding Officer, Debts Recovery Tribunal-1, Ernakulam, and the interest and costs payable as per the Certificate.

And whereas the undersigned has ordered the sale of the property mentioned in the schedule below in satisfaction of the said certificate.



And whereas there will be due thereunder, a sum of **Rs. 4,21,88,160.12** (Rupees Four crore twentyone lakhs eightyeight thousand one hundred and sixty and paise twelve only) as on **27.10.2021**. Besides, there shall be future interest, costs and expenses also.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **28.10.2021 by e-auction from 14.00 hrs to 15.00 hrs** and bidding shall take place through '**Online Electronic Bidding**' through the website <https://drt.auctiontiger.net> of **M/s. e-Procurement Technologies Ltd.**

Intending bidders shall hold a valid Digital Signature Certificate (not mandatory). Bidders can participate in the e-auction from anywhere. E-offers/ bids submitted online alone will be eligible for consideration. The intending bidders need to fill up the application online, upload copy of any valid photo identity/ address proof and copy of the PAN Card at the platform provided by the service provider, following the instructions therein.

The intending bidders are advised to refer to the detailed terms and conditions displayed at the site of the property, on the Notice Board of the Recovery Officer, in the website <http://drt.gov.in> and in the website of the e-auction service provider. For any other clarification, the undersigned may be contacted either in person or over the phone, or Ms. Dilna, Manager, South Indian Bank, Tripunithura, Ernakulam at Telephone No. 0484-2777362/ Mobile No. 9400558548 or Shri Pramodkumar Menon K N, Chief Manager at Mobile Nos. 9633028205 / 8800492905. For information about online submission of application and assistance during bidding, please contact M/s. e-Procurement Technologies Ltd., Ahmedabad over phone at Help LineNo.079-40230810 to 827. Mr. Praveen Thevar – Mobile No.09722778828, e-mail id : [kerala@auctiontiger.net](mailto:kerala@auctiontiger.net)

The property can be inspected on **22.09.2021, 29.09.2021 and 06.10.2021** for which the above named officer of the **South Indian Bank** may be contacted.

The sale will be of the property of the **Certificate debtors** as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

The property will be put up for sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest, costs (including the costs of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

No officer or other person, having any duty to perform in connection with this sale, however, either directly or indirectly bid for, acquire or attempt to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made thereunder and to the further following conditions.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, by the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.



1. The reserve price below which the property mentioned below shall not be sold are  
**Rs. 35,00,000/- (Rupees Thirtyfive lakhs only) for Lot No. 1**  
**Rs. 1,01,00,000/- (Rupees One crore one lakh only) for Lot No. 2**  
**Rs. 91,00,000/- (Rupees Ninetyone lakhs only) for Lot No. 3**
2. The amounts by which the bidding are to be increased shall be **Rs. 25,000/- (Rupees twentyfive thousand only)**. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
3. The highest bidder shall be declared to be the purchaser of any lot provided that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it advisable to do so.
4. EMD of **Rs. 3,50,000/- (Rupees Three lakhs fifty thousand only) for Lot No.1, Rs. 10,10,000/- (Rupees Ten lakhs ten thousand only) for Lot No.2 and Rs. 9,10,000/- (Rupees Nine lakhs ten thousand only) for Lot No.3** shall be deposited by **22.10.2021**, 17.00 hrs online through RTGS/NEFT/TRANSFER or by deposit of Pay Order/Demand Draft to the **Account No. 0572073000000214** in the name of '**Recovery Officer – DRT- Ernakulam- E-Auction**' held with the **South Indian Bank Ltd, Panampally Nagar Branch,Ernakulam. [IFS Code – SIBL0000572]**. EMD deposited thereafter shall not be considered for participation in the e-auction.
5. The date for submission of online bids is from **12.10.2021 to 22.10.2021** till 1700 hrs.
6. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD and poundage fee @ 2% for the amount up to Rs.1,000/- and @1% for the excess of the bid amount, immediately in the said account as per details mentioned in para 4 above.
7. The purchaser shall deposit the balance 75% of the sale proceeds on or before the 15<sup>th</sup> day from the date of sale of the property, exclusive of such date, or if the 15<sup>th</sup> day be a Sunday or other Holiday, then on the first office day after the 15<sup>th</sup> day, by the prescribed mode as stated in para 4 above.

In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of a fresh proclamation of sale.

The property is being sold on "AS IS WHERE IS BASIS"

The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.



No of lots	Description of the property to be sold with the names of the other co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof.	Details of any other encumbrance to which the property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value
1	2	3	4	5
Lot No. 1	<p><b><u>A Schedule (Lot No. 1)</u></b> All those part and parcel of land with all improvements and building thereon admeasuring 1.62 ares equivalent to 4 cents in survey nos. 1290/1 and 1290/2 of Nadama Village, Kanayannur Taluk, Ernakulam District with all rights thereon and more fully described in Sale deed No. 1584/2009 of Thripunithura SRO.</p> <p><b><u>Boundaries</u></b> North – Property of Sugathan South – Property of Francis and 3.6 metre wide Road East – Property in survey No. 1287 West – Property of Mary Joseph</p>	-	Attachment dated 12.08.2013 by Hon'ble DRT in OA 363/2013	DRT Attachment. Amount not available.
Lot No. 2	<p><b><u>B Schedule (Lot No. 2)</u></b> All those part and parcel of land with all improvements and building thereon admeasuring 6.47 ares equivalent to 16 cents in Re-survey no. 677/4 in Block no. 5 of Trikkakara North Village, Kanayannur Taluk, Ernakulam District with all rights thereon and more fully described in Sale deed No. 2659/2010 of Edappally SRO</p> <p><b><u>Boundaries</u></b> North – Property of Hassan South – Property of Marakkar and 5 metre wide road East – Property of Nafeesa and 5 metre wide road West – Property of Mary Joseph</p>	-	<p>1) Attachment dated 13.08.2013 by Civil Court in IA 2276/13 in OS 363/13 filed by Catholic Syrian Bank</p> <p>2) Attachment dated 29.10.2015 by Ernakulam District Court III in Arb. OP No. 1062/2015 filed by Vinaya Kumar</p>	<p>1) Court Attachment. Amount not available</p> <p>2) Court Attachment for Rs. 8 Lakhs</p>



<p>Lot No. 3</p>	<p><b>C Schedule (Lot No. 3)</b>  All those part and parcel of land with all improvements and building thereon admeasuring 2.77 Ares equivalent to 7 cents in Survey No. 481/1 of Ernakulam Village, Kanayannur Taluk, Ernakulam District with all rights thereon and more fully described in Sale deed No. 2753/2010 of Ernakulam SRO, and Purchase Certificate 1017/1976 of Land Tribunal Ernakulam.</p> <p><b>Boundaries</b></p> <p>North – Road and property of Sankara Narayanan  South – Property of Parameswaran  East – Property of Ramanarayana Iyer  West – Properties of Krishna Sharma, Sankara Narayanan</p>	<p>-</p>	<p>Nil</p>	<p>Nil</p>
------------------	---	----------	------------	------------

Given under my hand and the seal of the Tribunal on this the 03<sup>rd</sup> day of September, 2021.

  
**(Prasanth J Dev)**  
**Recovery Officer**

To

- (1) M/s M.R Syndicate, Sreelakshmi Complex, 663/P, Statue Junction, Tripunithura, Ernakulam, Kerala, represented by its Managing Partner, Reji M Paulose, S/o Paulose, 10C, Asset City Bay, Chathari, Tripunithura, Ernakulam, Kerala – 682301, also at Malayil House, Thiruvamkulam P.O, Ernakulam, Kerala – 682305
- (2) M/s Royal Décor, Sreelakshmi Complex, Statue Junction, Tripunithura, Ernakulam, Kerala, represented By its Managing Partner, Reji M Paulose, S/o Paulose, 10C, Asset City Bay, Chathari, Tripunithura, Ernakulam, Kerala – 682301, also at Malayil House, Thiruvamkulam P.O, Ernakulam, Kerala – 682305
- (3) Reji M Poullose, S/o M Poullose, 10C, Asset City Bay, Chathari, Tripunithura, Ernakulam, Kerala – 682301, also at Malayil House, Thiruvamkulam P.O, Ernakulam, Kerala – 682305
- (4) Ajitha Reji, W/o Reji M Poullose, 10C, Asset City Bay, Chathari, Tripunithura, Ernakulam, Kerala – 682301, also at Malayil House, Thiruvamkulam P.O, Ernakulam, Kerala – 682305
- (5) Levakumar V.S, Vadakkethalackal House, Cherukarayath Lane, C.P Ummer Road, Ernakulam, Kerala – 682035, Also at Vasudeva Bhavan, Cherukarayath Lane, C.P Ummer Road, Ernakulam, Kerala – 682035





**OFFICE OF THE RECOVERY OFFICER  
DEBTS RECOVERY TRIBUNAL-I  
ERNAKULAM**

5th Floor, K.S.H.B. Building, Panampilly Nagar, Ernakulam – 682036  
☐ 0484 –2324780/ 2324900 | e-mail: ro2drtekulam-dfs@nic.in

**DRC No. 56/2017**

**e-Sale No.11/2021**

**CONDITIONS OF TENDER-CUM-E-AUCTION**

The sale of properties mentioned in the sale proclamation **DRC No. 56/2017** dated **03.09.2021** shall be subject to the following conditions:

1. Auction shall be by online electronic bidding through the website <https://drt.auctiontiger.net>
2. Intending bidder shall hold a valid Digital Signature Certificate. For details, please contact M/s. e-Procurement Technologies Ltd., Ahmedabad over phone at Help Line No.079-40230810 to 827, Mr. Praveen Thevar– mobile No.09722778828, e-mail id : [kerala@auctiontiger.net](mailto:kerala@auctiontiger.net)
3. What is proposed to be sold are the rights to which the certificate debtors are entitled in respect of the properties. The properties will be sold along with liabilities, if any. The extent of the properties shown in the proclamation is as per the Recovery Certificate schedule. Recovery Officer shall not be responsible for any variation in the extent due to any reason. The properties will be sold on 'as is where is' and 'as is what is' condition.
4. Intending bidders are advised to peruse copies of title deeds available with the Bank and also check the identity and correctness of the property details, encumbrances, etc.
5. The sale shall be by Tender-cum-e-Auction to the highest bidder subject to confirmation by the Recovery Officer.
6. Bidders can participate in the e-auction from anywhere. Therefore, the intending purchaser shall participate in the e-Auction on his own behalf and no third party intervention, like authorised agent/ representative, would be permitted.
7. The successful bidder should bear the charges/ fee payable as per law for conveyance of property such as registration fee, stamp duty, etc., in addition to poundage fee.
8. The e-auction service provider will allot a login/ user ID and password to the intending bidders for participating in the e-Auction. Thereafter, the intending bidders need to fill up the application online, upload copy of any valid photo identity/ address proof and copy of the PAN Card at the above website, following the instructions therein. In case the bidder is not having a PAN Card, he/ she shall submit an affidavit on a Rs.20/- non-judicial stamp paper, stating the reasons thereof. EMD of 10% of the reserve price shall be made through RTGS/ NEFT to the Account number provided in the proclamation of sale and the details of remittances made shall be entered in online application. The service provider shall provide training to the registered bidders before the date of auction.




9. Prospective bidders may avail online training on e-auction from **M/s. e-Procurement Technologies Ltd.**
10. The registered bidder shall log in to the auction portal with the user ID and password provided by the e-auction service provider at the commencement of auction. In case of failure to participate in the auction by logging into the online bidding portal or on withdrawal of tender prior to auction, the EMD shall be forfeited, and no claim, whatsoever, would be entertained over the conduct of auction. However, if the auction is adjourned for any reason, the bidders can opt to withdraw from the auction through the registered e-mail ID and request for refund of EMD.
11. The highest bidder will be declared the successful bidder and he/ she will be intimated at the registered e-mail ID, immediately after close of auction. The successful bidder shall produce the originals of the identity documents as well as PAN Card uploaded while submitting the tender before the Recovery Officer for verification, within thirty days from the date of auction, failing which the entire amounts remitted towards the auction shall be forfeited.
12. The e-Auction shall commence strictly at the scheduled time and above the highest quotation received. The bids shall be in multiples provided in the proclamation of sale. The closing time of the auction is system controlled and the time will get automatically extended by five minutes if any bid is received during the last five minutes, i.e. while active bid is in process.
13. The successful bidder should pay 25% of the bid amount including the EMD already paid and the amount of poundage immediately after the close of the auction and the remaining amount within 15 days from the date of auction. The poundage fee is calculated at the rate of 2 per cent on such bid amount up to Rs.1,000/- and at the rate of 1 per cent on the excess of such bid amount over Rs.1,000/-. All the payments shall be made through RTGS/ NEFT to the Account number mentioned in the proclamation of sale, and shall be intimated to the Recovery Officer at ro1drtekulam-dfs@nic.in immediately.
14. If the full amount is not paid within 15 days from the date of auction, the cost of the auction shall be recovered from the deposit money and the balance forfeited to the Government.
15. Any deficiency of price, which may happen on a resale, by reason of the purchaser's default and all expenses attending such resale shall be recoverable from the defaulting purchaser.
16. The sale becomes absolute after thirty days unless cancelled by the Recovery Officer for any reason as per law.
17. The Certificate of Sale shall be issued by the Recovery Officer to the successful bidder after thirty days of the auction, provided all the conditions of sale are fulfilled, and subject to confirmation of sale. No request for inclusion/ substitution of names, other than those mentioned in the bid, in the Certificate of Sale shall be entertained.
18. The sale will be stopped if the dues mentioned in the Certificate, interest, costs (including cost of sale) are tendered to the Officer conducting the sale or proof is given to his satisfaction that the amount of such Certificate, interest and costs have been paid to the undersigned.
19. The defaulter (Certificate debtor) can repay the debt in full within thirty days from the date of sale, including interest and cost, plus 5% of the bid money and the Poundage fee, and in that case, the debtor can reclaim his property. The 5% of the bid money paid by the defaulter shall be given to the successful bidder.



20. Any dispute arising out of this auction sale shall be decided by the Recovery Officer and his decision shall be final. However, Recovery Officer shall not be liable for any issues relating to e-Auction platform, failure of internet connection, server problems, etc.
21. The Recovery Officer has the absolute right to postpone/ cancel the sale, for the reasons to be recorded in the proceedings. In case of adjournment of sale for any reason no fresh notice will be given. However, the new date of sale will be notified on the Notice Board of the Tribunal. Details of adjournment will also be entered in the 'A' Diary maintained in the Recovery Section in conformity with the Regulations of Practice, 2005. The adjournment dates and time for submission of tenders will also be available in the website <http://tenders.gov.in/> and in the website of the e-auction service provider.
22. All conditions of sale shall be governed by the provisions of the Recovery of Debts Due to Banks and Financial Institutions Act, 1993 read with the Second & the Third Schedules to the Income Tax Act, 1961 and the Income Tax (Certificate Proceedings) Rules 1962 and also guided by the Information Technology Act 2000 as amended from time to time.



  
(Prasanth J. Dev)  
Recovery Officer