

**TENDER CUM AUCTION SALE NOTICE**

WHEREAS the Authorised Officer of the Bank had issued Demand Notices dated 17/10/2016 & Corrigendum to the Notice dated 23/11/2016 to (1) M/s. Vadakken Gold Exports (P) Limited, Door No. TC-VIII/265/1A, Thottanpetta, East Fort, Thrissur District, Pin – 680 005, the borrower and (2) Mr. Rapheal Vadakken, S/o. Anthony Vadakken (3) Mrs. Shingsy Rapheal, W/o. Rapheal Vadakken, both residing at Vadakken House, Thottanpetta, East Fort, Thrissur District, Pin – 680 005, Guarantors under section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as 'The Act') and has taken possession of the immovable properties, more fully described in the schedule hereunder under Section 13(4) of the Act read with Rule 8 of the Security Interest (Enforcement) Rules, 2002 on 02/02/2017.

AND WHEREAS, the borrower / guarantors have failed to pay the amount, Notice is hereby given that the immovable properties more fully described in the Schedule hereunder will be sold by way of Tender Cum Auction on "as is where is" basis and "as is what is" condition, on the date and at the place mentioned herein below for realization of a sum of Rs. 70,50,29,897.55 (Rupees Seventy Crores Fifty Lakhs Twenty Nine Thousand Eight Hundred and Ninety Seven and Paise Fifty Five only) as on 06/12/2017 with further interest, legal charges and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr. Rapheal Vadakken
Description of property	<p>All that part and parcel of land admeasuring 23.55 Ares equivalent to 58.19 cents, together with all rights and improvements thereon, situated in Viyyur village, Thrissur Taluk and District, comprising of following extents;</p> <p>a) An extent of land admeasuring 15.82 Ares equivalent to 39.09 cents, under Re Sy No: 26/44 (Sy No: 142/7, 142/8, 145/5 and 145/7), more fully described under sale deed No: 4542/2010 dated 01/12/2010, of SRO Trichur, and bounded in the East by Properties of Dr. G C George and N Anoopkumar, North by Haritha Nagar Road, West by property of Rapheal Vadakken and Balakrishnan, South by K.S.E.B Road.</p> <p>b) An extent of 5.72 Ares in R Sy No:26/38 equivalent to 14.13 cents, and 2.01 Ares equivalent to 4.97 cents, in Re Sy No: 26/39 (Sy No: 145/7) more fully described under sale deed No:4543/2010 dated 01/12/2010, of SRO Trichur, and bounded in the East by Property of Rapheal Vadakken, North by Haritha Nagar Road, West by property of Narangalil family, and South by Property of Balakrishnan.</p>
Reserve Price	Rs.3,49,00,000/- (Three Crores Forty Nine Lakhs only)



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Earnest Money Deposit (EMD)	Rs.34,90,000/- (Thirty Four Lakhs Ninety Thousand only ) by way of DD favouring "Authorised Officer, The South Indian Bank Ltd." Payable at Thrissur/RTGS to "the Account No. 0084073000004388 of Authorised Officer, The South Indian Bank Ltd.". DD/RTGS receipt along with tender letter in a sealed cover to be submitted to the Authorised Officer before 11.30 AM on 28/12/2017.
Date and Place of Sale	28/12/2017 at 12 PM, The South Indian Bank Ltd, Regional Office, SIB Building, Round South, Thrissur

### TERMS AND CONDITIONS

- 1) The property will be sold on "as is where is" basis and "as is what is" condition and the Bank is not responsible for title, condition or any other fact affecting the property. The particulars furnished regarding the secured asset is stated to the best of information of the Bank and the Bank will not be answerable for any error, misstatement or omission.
- 2) The proposed Tenderers shall read and understand the terms and conditions mentioned in the Tender Sale Notice which is published by the Bank in its Website/ Thrissur MG Road Branch and Thrissur Regional Office and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, statutory approvals, measurements etc. The Bank shall not entertain any dispute regarding the Tender process or the scheduled property after participating in the sale.
- 3) Interested Tenderers shall produce a copy of any valid photo identity/ address proof. In case, the Tenderer is participating on authorization, he should produce the ID proof of himself and the Tenderer.
- 4) All amounts payable regarding the sale including EMD shall be paid by way of DD/ RTGS drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Thrissur.
- 5) Interested Tenderers shall submit Demand Draft/RTGS receipt as the case may be for the EMD at The South Indian Bank Ltd. Thrissur Regional Office along with the Tender in a sealed cover before 11.30 AM on 28/12/2017.
- 6) The Right of entry to the place of sale will be restricted to the Tenderers who have submitted the Tender letter and EMD in a sealed cover within the stipulated time or within such time as may be decided by the Authorised officer at his sole discretion.
- 7) The Authorised Officer has got right to cancel/ postpone the Auction without assigning any reason whatsoever. Further, the Authorised Officer shall have the discretion to accept, reject or return any or all the Tenders already submitted and the Bank will not entertain any claim or representation in that regard from the Tenderers.
- 8) The Sealed Tenders will be opened by the Authorised Officer at 12 PM on 28/12/2017. Any tender received quoting a price below the Reserve Price will be rejected outright.
- 9) After opening the tenders, the Tenderers who are present may be given an opportunity at the discretion of the Authorised Officer to have inter se bidding among themselves to enhance their offer price.





- 10) The Successful Tenderer should pay 25 % of the tender amount (less EMD) on receipt of bid acceptance letter or not later than the next working day after the date of sale and the balance 75% amount within 15 days of the sale, failing which the entire amount paid by the Tenderer shall be forfeited by the Authorised Officer, without any notice and the sale will be cancelled and the property will be brought to sale again.
- 11) However, in desirable cases the time may be extended at the sole discretion of the Authorised Officer.
- 12) The sale is subject to confirmation by the Authorised Officer, who shall have right to cancel the sale also notwithstanding that the successful Tenderer has remitted the 25% of Sale amount. Further, the sale is also subject to confirmation by the Secured Creditor.
- 13) On the sale being confirmed and on receipt of the entire sale proceeds by the Authorised Officer, the successful Tenderer will be issued with a Sale Certificate as per the terms and conditions of the Bank and the SARFAESI Act. The successful Tenderer should pay all the existing dues etc., to the Government/ Local Authorities including charges/ fees payable for registration of sale certificate such as registration Fees, Stamp Duty etc., as applicable as per law.
- 14) The Authorised Officer or Bank will not be held responsible for any charge, lien, encumbrance, property tax or any dues to the Government or anybody in respect of the properties under sale.
- 15) The successful Tenderer shall pay all Taxes/ Electricity/ Water/ Sewerage Charges or any other charges demanded by any authority after the acceptance of the bid, even if it pertains to previous periods.
- 16) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 17) The Authorised Officer has obtained EC regarding the property from 01/01/1981 to 03/10/2016 and it contains no encumbrance.
- 18) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd., M G Road Branch during working hours.
- 19) The property is brought for auction for the third time as per proviso to rule 9 clause 1 of Security Interest (Enforcement) Rules, 2002.
- 20) This may be treated as notice to the borrower/ guarantor informing them that the property will be sold if the entire amount due to the Bank being Rs. 70,50,29,897.55 (Rupees Seventy Crores Fifty Lakhs Twenty Nine Thousand Eight Hundred and Ninety Seven and Paise Fifty Five only) with interest from 07/12/2017, legal charges and other costs is not remitted on or before the date fixed for sale.



Date : 06/12/2017  
Place : Thrissur

For The South Indian Bank Ltd.

  
Authorised Officer  
**AUTHORISED OFFICER  
(CHIEF MANAGER)**