

TENDER CUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 16.10.2019 to borrower (1) Mr.Raphy Jose P.S/o Jose, Proprietor M/S ARY Gold Designers TC 4/527/7,Near Bsnl Office ,Kuriachira, Thrissur Pin-680006, Guarantors (2) Mrs Sneha Raphy (3) Mr.Jijo Jose , all having addresses at Palliakkara House, Near Vijayamatha Church, Chiyyaram P.O ,Thrissur Pin-680026 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 06.02.2021 .

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.7,56,06,568.27/-(Rupees Seven Crore Fifty Six Thousands Six Thousand Five Hundred Sixty Eight And Paise Twenty Seven Only) as on 18-07-2023 with further interest and costs, subject to the following terms and conditions: -

Item No 1													
Name of Property Owner	Mr. Raphy Jose												
Description of property	<p>All that piece and Parcel of land having an extent of 3.70 Ares (Approximately equivalent to 9.15 cents) with all rights and improvements thereon along with building having an approximate area of 5500 Sq. ft. situated in Thrissur Corporation constructed thereon in Survey No. 398/ 31 part and Re Sy No 2/60 ; in Ollur Village, Thrissur Taluk, Thrissur District, owned by Mr Raphy Jose and more fully mentioned in Sale Deed No. 2937 of 2006 dated 21/06/2006 registered at Sub Registrar Office, Kuttanellur-and bounded as follows -</p> <table><tr><td>North</td><td>:</td><td>Property of Panthalukkaran Charlie</td></tr><tr><td>South</td><td>:</td><td>Property of Konikkara Family</td></tr><tr><td>East</td><td>:</td><td>Road</td></tr><tr><td>West</td><td>:</td><td>Property of Raphy Jose (remaining property of seller as per primary title deed)</td></tr></table>	North	:	Property of Panthalukkaran Charlie	South	:	Property of Konikkara Family	East	:	Road	West	:	Property of Raphy Jose (remaining property of seller as per primary title deed)
North	:	Property of Panthalukkaran Charlie											
South	:	Property of Konikkara Family											
East	:	Road											
West	:	Property of Raphy Jose (remaining property of seller as per primary title deed)											
Item No 2													
Name of Property Owner	Mr. Raphy Jose												
Description of property	<p>All that piece and parcel of land having an extent of 1.46 Ares (Approximately equivalent to 3.60 cents) with all rights and improvements thereon along with building having an</p>												

	approximate area of 600 Sq. ft. situated in Thrissur Corporation constructed thereon in Survey No. 398/ 31 part and Re Sy No 2/60 ; in Ollur Village, Thrissur Taluk, Thrissur District, owned by Mr Raphy Jose and more fully mentioned in Sale Deed No. 2938 of 2006 dated 21/06/2006 registered at Sub Registrar Office, Kuttanellur-and bounded as follows - <table><tr><td>North</td><td>:</td><td>Property of Panthalukkaran Charlie</td></tr><tr><td>South</td><td>:</td><td>Property of Konikkara Family</td></tr><tr><td>East</td><td>:</td><td>Property of Raphy Jose</td></tr><tr><td>West</td><td>:</td><td>Road</td></tr></table>	North	:	Property of Panthalukkaran Charlie	South	:	Property of Konikkara Family	East	:	Property of Raphy Jose	West	:	Road
North	:	Property of Panthalukkaran Charlie											
South	:	Property of Konikkara Family											
East	:	Property of Raphy Jose											
West	:	Road											
Reserve Price	Rs 1,86,00,000/- (Rupees One Crores Eighty Six Lakh Only)												
Earnest Money Deposit (EMD)	Rs 18,60,000 (Rupees Eighteen Lakh Sixty Thousands 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 04-09-2023												
Date and Place of Sale	04-09-2023 'at 12.00 PM, , The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building ,Civil Lane Road Ayyanthole ,Thrissur-03												
Item No 3													
Name of Property Owner	Mr.Jijo Jose												
Description of property	All that piece and parcel of land having an extent of 4.04 Ares (Approximately equivalent to 10 cents) with all rights and improvements thereon along with building having an approximate area of 2300 Sq. ft. situated in Thrissur Corporation constructed thereon in Survey Nos 476/1 part and 503/1 part; in Chiyaram Village, Thrissur Taluk, Thrissur District, owned by Mr Jijo Jose and more fully mentioned in Sale Deed No. 170 of 2009 dated 12/01/2009 registered at Sub Registrar Office, Thrissur and bounded as follows – <table><tr><td>North</td><td>:</td><td>Property of Menachery Erinjery Davis</td></tr><tr><td>South</td><td>:</td><td>P0roperty of Joy Ukran, Corporation Road)</td></tr><tr><td>East</td><td>:</td><td>Property Nisha Rajan, Kollannur Tharayil House (Corporation Road and property of Sunil as per primary title deed)</td></tr><tr><td>West</td><td>:</td><td>Property of Jijo Paliakkara and John Chacko Parayil (Property of Menachery Erinjery Enasu as per primary title deed)</td></tr></table>	North	:	Property of Menachery Erinjery Davis	South	:	P0roperty of Joy Ukran, Corporation Road)	East	:	Property Nisha Rajan, Kollannur Tharayil House (Corporation Road and property of Sunil as per primary title deed)	West	:	Property of Jijo Paliakkara and John Chacko Parayil (Property of Menachery Erinjery Enasu as per primary title deed)
North	:	Property of Menachery Erinjery Davis											
South	:	P0roperty of Joy Ukran, Corporation Road)											
East	:	Property Nisha Rajan, Kollannur Tharayil House (Corporation Road and property of Sunil as per primary title deed)											
West	:	Property of Jijo Paliakkara and John Chacko Parayil (Property of Menachery Erinjery Enasu as per primary title deed)											
Reserve Price	Rs 84,00,000/- (Rupees Eighty Four Lakh Only)												
Earnest Money Deposit (EMD)	Rs 8,40,000 (Rupees Eight Lakh Forty Thousands 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 04-09-2023
Date and Place of Sale	04-09-2023 at 12.00 PM, , The South Indian Bank Ltd, Regional Office, Platinum Jubilee Building ,Civil Lane Road Ayyanthole ,Thrissur-03

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/ Nehru Nagar Branch and Thrissur Regional Office at Platinum Jubilee Building ,Civil Lane Road, Ayyanthole, Thrissur- 680003 and also visit the scheduled property and satisfy as to its area, boundaries , 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 and PAN Card copy 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 RTGS/DD 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 04-09-2023.
- 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 sale without assigning any reason whatsoever. Further, the Authorized 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 on 04-09-2023 at 12.00 PM. 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 in his favour or not later than the next working day after the date of Tender Cum Auction 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. However, in desirable cases the time may be extended at the sole discretion of the Secured Creditor.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) 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.
- 15) The Successful Tenderer shall, at his cost, get the Electricity/ Water/ Sewerage connection etc. and any other common services transferred in his name.
- 16) The Authorised Officer has obtained EC regarding the property (a) item No 1 and 2 from 01/01/1991 to 11/11/2022 and (b) 3 from 01/01/2001 to 15/02/2021 and it contains no encumbrance.
- 17) For any further information and for inspection of property, the intended Tenderers may contact the Authorised Officer or The South Indian Bank Ltd, Nehru Nagar Branch during working hours.

Date: 19-07-2023

Place: Thrissur

AUTHORISED OFFICER

For The South Indian Bank Ltd.
Authorised Officer