

TENDERCUM AUCTION SALE NOTICE

WHEREAS the Authorised Officer of the Bank had issued Demand Notice dated 17.10.2016 & Corrigendum to the notice dated 23.11.2016 to (1) M/s Vadakkan Gold Exports (P) Limited , Door No. TC -VIII/265/1A , Thottanpetta , East Fort, Thrissur District, Pin – 680005 , the borrower and (2) Mr Rapheal Vadakkan , S/o Anthony Vadakkan (3) Mrs Shingsy Rapheal , W/o Rapheal Vadakkan , both residing at Vadakkan House , Thottanpetta , East fort Thrissur District Pin 680005 , 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 (physical) 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. Now it's learned that Rapheal Vadakkan was expired and he is survived by the following Legal Heirs (1) Mrs Shingsy Rapheal , W/o Late Rapheal Vadakkan (2) Ms. Amritha Rapheal, D/o. Late Rapheal Vadakkan (3) Ms. Aswathy Rapheal, D/o. Late Rapheal Vadakkan all residing at Vadakkan House , Thottanpetta , East fort Thrissur District Pin 680005.

AND WHEREAS, the borrower/guarantor have failed to pay the amount in full, 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. 142,08,15,790.64 /- (Rupees One Forty Two Crores Eight Lakhs Fifteen Thousand Seven Hundred and Ninety and Sixty Four Paise Only) as on 12.05.2022 with further interest and costs, subject to the following terms and conditions: -

Name of Property Owner	Mr Rapheal Vadakkan
Description of property	<p>All that part and parcel of land admeasuring 23.54 ares equivalent to 58.16 cents, together with building and all improvements thereon, situated in Chembukkavu Village, Thrissur Taluk & District, owned by Mr.Rapheal Vadakken, comprising of following extents ;</p> <p>a) An extent of land admeasuring 8.29 Ares equivalent to 20.48 cents, together with all rights and improvements therein, comprised under Sy No: 731/4 Part, more fully described under sale deed No:2612/2010 dated 07/07/2010, of SRO Trichur, and bounded in the East by Item No: 1 (b) property, North by Corporation Road West by property of Chirayath family and balance of well, South by parambu of C.V.Francis and Parambu of C.C.Uthup.</p> <p>b) An extent of land admeasuring 4.49 Ares equivalent to 11.09 cents, together with all rights and improvements therein, comprised under Sy No: 731/4 more fully described under sale deed No: No:2612/2010 dated 07/07/2010 of SRO Trichur, and bounded in the East by</p>



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- property of Rapheal Vadakken, North by Corporation Road West by above mentioned Item No:1(a) property, South by property of C.V.Francis.
- c) An extent of land admeasuring 1.72 Ares equivalent to 4.25 cents comprised under Sy No: 731/1 Part together with all rights and improvements therein more fully described under sale deed No: 5893/2003 dated 10.10.2003, of SRO Trichur, and bounded in the East by Kudiyiruppu of Vadakken Chakkappan Anthony. North by Edavazhy, West by Kudiyiruppu Muriadan and South by Kudiyiruppu of Cheeravan Pailoth.
- d) An extent of land admeasuring 3.34 Ares equivalent to 8.25 cents, together with all rights and improvements therein, comprised under Sy No: 731/1 P more fully described under settlement Deed No: 5906/2004 dated 4/9/2004, Release Deed No: 2445/2006 dated 29/03/06,, Release Deed No: 2446/2006 dated 29/03/2006, Rectification Deed No: 3995/2006 dated 31/05/06, Settlement Deed No:5907/04 dated 4/9/2004, Release deed No: 2443/2006 dated 29/03/06, Release Deed No: 2444/06 dated 29/03/2006, Rectification Deed No: 3994/2006 dated 31/05/06, Settlement Deed No: 2447/2006 dated 29/03/06 and settlement deed No:2448/2006 dated 29/03/06 all of, SRO Trichur, and bounded in the East by Caldian Syrian Sabha Ashramam , North by Corporation Edavazhy West by property of Rapheal Vadakken, South by Brotheran Sabha land.
- e) An extent of land admeasuring 1.82 Ares equivalent to 4.5 cents, together with all rights and improvements therein, comprised under Sy No: 731/1 Part, more fully described under sale deed No:4149/2006 dated 12/06/2006, of SRO Trichur, and bounded in the East by Rapheal Vadakkan , North by Edavazhy, West by property of Rapheal Vadakkan, South by land of Cheeramban House.
- f) An extent of land admeasuring 1.66 Ares equivalent to 4.10 cents, together with all rights and improvements therein comprised under Sy No: 731/1 Part, more fully described under sale deed No:4150/2006 dated 12/06/2006 of SRO Trichur, and bounded in the East by property of



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	<p>Rapheal Vadakkan, North by Edavazhy West by property of Rapheal Vadakkan , South by land of Cheeramban house.</p> <p>g) An extent of land admeasuring 1.11 Ares equivalent to 2.74 cents, together with all rights and improvements therein comprised under Sy No: 731/1Part, more fully described under sale deed No: 4151/2006 dated 12/06/2006 , of SRO Trichur, and bounded in the East by property of Rapheal Vadakkan, North by Edavazhy, West by property of Kalathottukar House, South by land of cheeramban House.</p> <p>h) An extent of land admeasuring 1.11 Ares equivalent to 2.74 cents, together with all rights and improvements therein comprised under Sy No: 731/1Part, more fully described under sale deed No:5060/2007 dated 27/06/2007, of SRO Trichur, and bounded in the East by land of Mini Francis, North by corporation Edavzhy, West by property of Chakola Sunny, South by land of Cheeramban House and others.</p>	
Reserve Price	Rs. 9,60,00,000/- (Rupees Nine Crores Sixty Lakhs Only)	
Earnest Money Deposit (EMD)	Rs.96,00,000/- (Rupees Ninty Six Lakhs Only) by way of D.D favouring “ Authorised Officer, The South Indian Bank Ltd”. Payable at Thrissur /RTGS to the “account No. 0084073000004388 of Authorised Officer, The South Indian Ltd” DD/RTGS receipt along with tender letter in a sealed cover to be submitted to the Authorised Officer before 11.30 AM on 08.06.2022.	
Date and Place of Sale	08.06.2022	The South Indian Bank Ltd. ,Thrissur Regional Office, Platinum Jubilee building , Civil Lane Road, Ayyanthol Thrissur-680003 at 12.00 Noon.

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 M.G road Branch and, Thrissur Regional Office, Platinum Jubilee building, Civil Lane Road, Ayyanthol Thrissur-680003 and also visit the scheduled property and satisfy as to its area, boundaries etc, ownership, title, encumbrances, statutory



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- 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 drawn in favour of "The Authorised Officer, The South Indian Bank Ltd." payable at Thrissur /RTGS/NEFT/net banking to Authorised Officer Account No. "account No. 0084073000004388 of Authorised Officer, maintained at Thrissur Main Branch (IFSC/NEFT Code is SIBL0000084).
 - 5) Interested Tenderers shall submit Demand Draft 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 **08-06-2022**.
 - 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 on **08.06.2022 at 12.00 Noon**. 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 bid amount (less EMD) immediately 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.

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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/ search report regarding the property from 01.07.2018 to 11.05.2022 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. Thrissur M G Raod, Branch during working hours.

For The South Indian Bank Ltd.

Date : 19.05.2022

Place : Thrissur



M. S. R. G.
AUTHORISED OFFICER
(CHIEF MANAGER)

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