

AUCTION SALE NOTICE

Sale of immovable properties mortgaged to Bank under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (herein after referred to as 'the Act') whereas the below named borrowers had borrowed money from the CSB Bank Ltd., Bandra branch and they owe below mentioned amounts with interest and costs.

Whereas the Bank had issued notice under the Act and the Authorised Officer had taken possession of the properties and the Bank had decided to sell the properties under Rules 8 and 9 of the Security Interest (Enforcement) Rules 2002.

Name and Address of the Secured Creditor: CSB Bank Ltd., Bandra Branch
Name and Address of Borrowers 1) M/s KAFE CLOTHING PVT LTD. , having its address at CTS No F/1529 F/1532 Village Bandra Plot No. 579 580 TPS Iii 5 th Road, Khar West, Mumbai 400052 2) Mr. SAJITH NAMCHIRAKKAL 3) Mrs. SANILA A K both residing at Room No. 4, Ground Floor, Shafi Manzil, Plot No. 31, Nehru Road, Santacruz East, Mumbai – 400 055 4) Mr. JIJURAJ CHAMPAYIL 5) Mrs. SRUTHI KANNAN 6) Mr. RAJAN CHAMPAYIL all residing at C/601, Sainath CHD Ltd., Anand Nagar, Vakola, Santacruz East, Mumbai – 400 055 (Mr. Jijuraj Champayil, Pothanchery House, Old Military Road, Opposite Harbour, Beypore – 673 015, Kozhikode, Kerala) (Mr. Sajith Namchirakkal, c/o NC Saidalavi, NC Manzil, Near SBI, Bye Pass Road, Thiruvannur- 673 029, Kozhikode, Kerala)
Amount due to the Bank as on 31.07.2025 Cash Credit- Rs.2,30,39,252/- (Rupees Two Crores Thirty Lakhs Thirty Nine Thousand Two Hundred and Fifty Two Only) LAP Loan in the name of Sajith N C- Rs.79,50,864 /- (Rupees Seventy Nine Lakhs Fifty Thousand Eight Hundred and Sixty Four Only)
Description of properties • Item-1 All that part and parcel of property being Plot having S.No. 8/1 admeasuring 19.66 cents in R.S No. 42/1B in Kottooli Village, Parayancheri Desom, Taluka & District Kozhikode, Kerala owned by Mrs. Sruthi Kannan & Mrs. Sanila A. K and bounded as under

Boundaries

East: By Footpath

West: By Rest of property and 4 feet wide area left for way to the schedule property

South: By Rest of property

North: By Property of others

• **Item-2**

All that part and parcel of property being plot having Sy.No.136/2 admeasuring 45.78 cents (1+ 3/4 + 38 ½ + 5.53) consisting of 4 items in Re.Sy.No.86/3 & 4 in Chelannur Village, Kozhikode Taluk & District owned by Mr. Chembayil Rajan

Boundaries

Item No.I (1 cent)	Item No.II (3/4 cent)	Item No.III (38 ½ cents)	Item No.IV (5.53 cents)
East: Item 3 in partition deed West: Chilaprath Paramba South: Kalarithara Paramba North: Property already gifted	East: portion of item 3 in partition deed West: Item No.7 South: Kalarithara Paramba North: Property already gifted	East: Property already gifted West: Chilaprath Paramba South: Kappadankandi paramba North: Rest of the property	East: Erappoyil West: Item 3 in partition deed South: Kalari Paramba North: Property of Hajjubi

• **Item-3**

All that part and parcel of property being plot having Sy.No.18/2 admeasuring 41 cents (16.4 Ares) in Re.Sy.No.10/2 in Ulliyeri Village, Koyilandi Taluk, Kozhikode District by Mr. N C Sajith

Boundaries

Thak No.1			
on or towards East:	by Road	on or towards South:	by Thak II
on or towards West:	by Rest of the property	on or towards North:	by property of Mammed Koya
Thak No.2			
on or towards East:	by Thak I & property of Mammed Koya	on or towards South:	by Rest of the property
on or towards West:	by Changayikkal Paramba	on or towards North:	by Kudikidappe & rest of the property

Reserve Price

1. Item No.1 – Rs.1,28,00,000/-

(Rupees One Crore Twenty Eight Lakhs Only)

2. Item No.2 – Rs.59,52,000/-

(Rupees Fifty Nine Lakhs Fifty Two Thousand Only)

3. Item No.3 – Rs.22,55,000/-

(Rupees Twenty Two Lakhs Fifty Five Thousand Only)

Earnest Money Deposit (EMD)	1. Item No.1 – Rs.12,80,000/- (Rupees Twelve Lakhs Eighty Thousand Only) 2. Item No.2 – Rs.5,95,200/- (Rupees Five Lakhs Ninety Five Thousand Two Hundred Only) 3. Item No.3 – Rs.2,25,500/- (Rupees Two Lakhs Twenty Five Thousand Five Hundred Only)
Date, Time and Place of Auction	25.09.2025 at 12:00 Noon CSB Bank Ltd., Kozhikode Zonal Office Ground Floor, CM Mathew and Brother's Arcade, Chakkorathkulam, Nadakkavu, Kozhikode - 673 006

TERMS AND CONDITIONS OF AUCTION

- i. The intending bidders should submit their request/application in the prescribed tender application form in a sealed cover superscribing **"Sale- KAFE CLOTHING"**. The item number of the property intended to be purchased should also be specified. Earnest Money Deposit (EMD) being 10% of the Reserve Price by way of Banker's Cheque / Demand Draft favouring **"CSB Bank Ltd."** payable at **Kozhikode** should be enclosed along with the tender application form and the same should be **submitted on any working day on or before 24.09.2025** during business hours directly to the Authorized Officer, CSB Bank Ltd., Kozhikode Zonal Office. **The DD number, date and name of bank should be superscribed on the cover.** The tender application form and letter of authority can be obtained from the Branch Manager, CSB Bank Ltd., Bandra Branch / Authorised Officer, Kozhikode Zonal Office on any working day on or before **24.09.2025** during business hours. The EMD is refundable if the bid is not successful. The EMD shall be liable for forfeiture without any prior notice if the successful bidder fails to adhere to the terms of sale, time and commits default in any manner and the sale shall be conferred on the person making highest offer/tender/bid.
- ii. Along with the tender form, the intending bidder shall also attach a copy of the PAN card issued by the IT Department and also his/her identity proof and proof of residence.
- iii. The sealed tender will be opened by the Authorised Officer in the presence of available/ attending applicants or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary document for identification.
- iv. The Authorised Officer has absolute discretion to negotiate to raise the offered amount/permit inter-se bidding among the participants to get maximum revised offer/price for the property.
- v. The sale shall be considered only if the bid is above the reserve price and the sale is subject to confirmation by the Bank (Secured Creditor).
- vi. The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the sale without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.

- vii. **The successful bidder shall deposit 25% (inclusive of Earnest Money Deposited) of the bid amount immediately on the sale being knocked down in his favour or on the next working day and the balance within fifteen days from the date of confirmation of sale** or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made in the form of Banker's Cheque / Demand Draft drawn in favour of CSB Bank Ltd., payable at Kozhikode. In case of default, the entire amount deposited till then shall be forfeited without any prior notice.
- viii. The successful bidder should bear the charges/fees payable for conveyance such as stamp duty, registration fees etc. as applicable as per law and shall also comply with the provisions of IT Act.
- ix. The Bank will not be held responsible for any charges, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale and **property will be sold on "as is where is", "as is what is", "whatever there is condition" & "without recourse basis"** and no representation and warranties are given by the Bank relating to encumbrances, statutory liabilities etc.
- x. The buyer/s should satisfy themselves on the extent, title, ownership, statutory approvals etc and existence of any encumbrances, property tax or any other dues to the government or anybody in respect of the property under Sale.
- xi. The immovable property described herein above shall remain and be at the sole risk of the successful purchaser in all respects including loss or damage caused by fire, theft or other accidents and risk from the date of confirmation of sale by the Authorised Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.
- xii. As per section 194-IA of Income Tax Act, 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs.50 lakhs and above.
- xiii. The buyer/s should bear the applicable TDS as per Income Tax Act 1961 and make arrangements for effecting registration.
- xiv. The properties can be inspected on any date prior to 23.09.2025 during working days and during office hours after taking prior appointment.
- xv. This is a notice to the Borrowers/Guarantors and the Public in general and this notice is issued without prejudice to any other remedy available to the secured creditor.

For further information, contact: CSB Bank Ltd., Zonal Office, North Kerala Zone, Kozhikode, Phone: 9846079964, 7994356757, 9746790051 (on working days during business hours).

Date: 20.08.2025
Place: KOZHIKODE

Authorised Officer
CSB Bank Ltd.