

ARBKM/SEC- 298/SN/2025-26

Ernakulam,
01.07.2025

Registered A/D

To,

1. **Mr Rajesh R**, S/o. Ramakrishna Pillai, Dwaraka, Thottumugham P. O., Aluva – 683 105.
2. **Mrs Sindhu S Pillai**, W/o. Rajesh R, Dwaraka, Thottumugham P. O., Aluva – 683 105.

Sir/Madam,

Sub: Sale of Immovable Property in the account of Rajesh R

Further to the Possession notice dated 10.09.2020, intimating you that we had taken possession of the mortgaged property under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made thereunder, it is informed that since you have failed to discharge the debt due to the bank, it is proposed to sell the secured asset on **30.07.2025** (Vth Auction).

Further you may please be informed that on your failure to tender amount of dues together with all costs, charges and expenses incurred by the secured creditor before the date of publication of sale notice the Secured Creditor is empowered to effect sale of secured assets.

Subsequent to 30.07.2025 (auction date) if the sale is not materialised the bank shall be entitled to sell the secured asset by any of the methods as provided under Rule 8(5) of the Security Interest (Enforcement) Rules 2022, as the case may be.

A copy of sale notice is enclosed herewith. The sale notice is being published in two newspapers. Please be informed that the sale fixed on 16.10.2024 was cancelled due to want of bidders.

Yours faithfully,

**Authorised officer
CSB Bank Ltd.**

ARBKM/SEC- 298/ /2025-26

AUCTION SALE NOTICE

Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules 2002

Notice is hereby given to the public in general and in particular to the borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Secured Creditor, the possession of which has been taken by the Authorised Officer of CSB Bank Limited Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on 30.07.2025 for recovery of amount described below from the borrower/ guarantors mentioned hereunder.

Borrowers/Guarantors	Facility	Amount due to the Bank as on 30.06.2025
1. Mr. Rajesh R, S/o. Ramakrishna Pillai, Dwaraka, Thottumugham P. O., Aluva – 683 105. 2. Mrs. Sindhu S Pillai, W/o. Rajesh R, Dwaraka, Thottumugham P. O., Aluva – 683 105.	CSB Nivas	Rs. 1,06,13,994.00 (Rupees One Crore Six Lakhs Thirteen Thousand Nine Hundred Ninety Four Only) with future interest, cost and other charges thereon.

Description of the immovable property

All that piece and parcel of land ad-measuring 2.43 Ares with all other improvements and residential building therein, in Re. Sy. No. 28/12/4 (old Sy. No. 68/1) of Aluva East Village, Aluva Taluk, Ernakulam District in the ownership of Rajesh R (more fully described in schedule of Sale Deed No. 2589/2013 of SRO Aluva)

Boundaries as per the Sale Deed No. 2589/2013

North	Property of Sujatha
South	Property of Usha
East	Canal Road
West	Property of Anandavally

For detailed terms and conditions of the sale, please refer to the link provided in "Sale of Property" Secured Creditor's website i.e. www.csb.co.in

CSB Bank Limited,

Asset Recovery Branch, Chittoor Road, Valanjambalam, Ernakulam, Pin-682 016

| e-mail : arbekm@csb.co.in | Ph: 9072614041,42,43 || Web: www.csb.co.in | CIN: L65191KL1920PLC000175 |

Reserve Price: - Rs. 53,00,000/- (Rupees Fifty Three Lakhs Only)	
EMD: - Rs. 5,30,000/- (Rupees Five Lakhs Thirty Thousand only)	
INSPECTION OF PROPERTY	16.07.2025 (from 10.30 am to 01.00 pm)
Last date of EMD	29.07.2025
Date,Time and place of Auction	30.07.2025 (from 11.00AM onwards) CSB Bank Ltd, Asset Recovery Branch , Chittoor Road, Valanjambalam, Ernakulam South, Kochi – 682016.

For detailed terms and conditions of the sale, please refer to the link provided in “Sale of Property” Secured Creditor's website i.e. www.csb.co.in

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Terms and Conditions of Auction

The sale shall be subject to the conditions prescribed in the Security interest (Enforcement) Rules, 2002 and to the following conditions:

- 1) This Notice is to the Borrower/guarantor and the Public in general.
- 2) The property will be sold in "as is where is", "as is what is", "whatever there is condition" & "without recourse basis" including encumbrances, if any. The intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ affecting the property, prior to submitting their bid. The Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.
- 3) The building is not numbered by the local authority and there is no water connection. The electricity connection is temporary.
- 4) The property can be inspected, with prior appointment with Authorised Officer, on 16.07.2025 between 10.30 AM and 01.00 PM.
- 5) The property will not be sold below the Reserve Price and the participating bidders may improve their offer further, during auction process.
- 6) The intending bidders should submit their bids in the prescribed tender form in a sealed cover superscribing "**Sale – Rajesh R**" along with Earnest Money Deposit (EMD) by way of Demand Draft favouring **CSB Bank Ltd** payable at **Ernakulam** or by fund transfer through NEFT/RTGS in the account No: **0094020047244**, Name of the account '**CSB E-auction Sale Account**', maintained at our Main Branch, Thrissur-680020, **IFSC Code: CSBK0000094** on any working days on or before **29.07.2025** during business hours directly to the Authorised Officer, CSB Bank Ltd, Asset Recovery Branch, Ernakulam. The DD number/UTR number, date and bank's name should be superscribed on the cover. The tender form and letter of authority can be obtained from Authorised Officer, CSB Bank Ltd, Asset Recovery Branch, Ernakulam on any working day on or before 29.07.2025 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 commit any default in any manner and the sale shall be conferred on the person making highest offer/Tender/Bid.
- 7) Along with the tender form, the intending purchaser shall also attach a copy of the PAN card issued by the IT Department and also his/her identity proof and proof of residence.
- 8) 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. The Authorised Officer has absolute discretion to negotiate/raise the offered amount/permit inter-se bidding among the participants to get maximum revised offer/price for the property. The inter-se bidding will be in the multiples of Rs. 25,000/-. 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). 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

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without any prior notice.

9) 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 by the secured creditor, or within such extended period as may be agreed upon in writing between the purchaser and secured creditor in any case not exceeding three months. Payment is to be made in the form of Demand Draft drawn in favour of CSB Bank Ltd, payable at Ernakulam or through NEFT/RTGS in the account No: **0094020047244**, Name of the account '**CSB E-auction Sale Account**', maintained at our Main Branch, Thrissur-680020, IFSC Code: **CSBK0000094**. In case of default, the entire amount deposited till then shall be forfeited without any prior notice.

10) 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 by fire or theft or other accidents and other risk from the date of the confirmation of the Sale by the Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.

11) All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.

12) As per Sec 194 – I A of Income Tax Act, 1961, TDS @ 1% will be applicable on the sale proceeds where the sale consideration is Rs 50.00 Lakhs and above.

13) The Sale certificate will be issued in the name of purchaser (s)/applicant (s) only and will not be issued in any other name (s).

14) Authorised Officer/Bank is not bound to accept the highest offer and has absolute right to accept or reject any or all offer (s) or adjourn/postpone/cancel the auction or vary the terms and conditions of the auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason thereof.

15) The particulars of the secured assets specified above have been to the best of the information of the authorized officer, but the Authorised Officer shall not be answerable for any error, misstatement or omission in this proclamation.

16) The participating bidder may visit the property in order to ascertain the exact location and nature and conduct his/her own legal due diligence regarding the encumbrances on the property including statutory liabilities etc. Authorised Officer of the bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the government or anyone else in respect of the said properties.

17) SA No 540/2024 and SA 186/2021 filed before DRT I, Ernakulam is pending without any adverse orders.

18) For detailed terms and conditions of the sale, please refer to the link provided in "Sale of Property" Secured Creditor's website i.e. www.csb.co.in

For further information contact; **Asset Recovery Branch**, Chittoor Road, Valanjambalam, Ernakulam. Ph: 9072614041, 42 & 43 (on working days during business hours.)

Place: Ernakulam

Date: 01.07.2025

Authorised Officer
CSB Bank Ltd.

CSB Bank Limited,

Asset Recovery Branch, Chittoor Road, Valanjambalam, Ernakulam, Pin-682 016

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