

SALE NOTICE

Auction Sale Notice for sale of movable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of security Interest Act, 2002 read with proviso to Rule 6(2) of the Security Interest (Enforcement) Rules 2002.

Notice is given to the public in general and in particular to the borrower/partners & guarantors that the below described movable assets hypothecated/charged to the Secured Creditor, the possession of which was handed over by the advocate commissioner appointed by the Chief Judicial Magistrate Court, Thalassery in MC No.416/2022 to the Authorised Officer of CSB Bank Ltd., Secured Creditor, will be sold on "As is where is" "As is what is" and "Whatever there is" condition on 18.08.2025 for recovery of total amount of Rs 4,47,27,329/- (Rupees Four Crores Forty Seven Lakhs Twenty Seven Thousand Three Hundred and Twenty Nine Only) as on 30.06.2025 with further interest @ 14% per annum with monthly rests from 01.07.2025 towards the loans till the date of realization of the dues in full and other costs and expenses due to the CSB Bank Ltd, Secured Creditor from (1). **M/s BOOK LAND** (Prop. Joy Francis), Veekey Complex, Fort Road, Kannur - 670 001 (2). **Mr. JOY FRANCIS**, S/o P M Francis, Punnathanathu House, Manal Alavil P.O, Kannur - 670 008 (3). **Smt. JANCY JOY**, W/o Joy Francis, Punnathanathu House, Manal Alavil P.O, Kannur - 670 008 and (4). **Smt. JANCY JOY**, W/o Joy Francis, M/s Book Land, Veekey Complex, Fort Road, Kannur - 670 001

The Reserve prices fixed and EMD's are as follows: -

Reserve Price	Earnest Money Deposit (EMD)
Rs.2,75,000/- (Rupees Two Lakhs Seventy Five Thousand Only)	Rs.27,500/- (Rupees Twenty Seven Thousand Five Hundred Only)

Details of opening tender

Place of Auction	Date & Time
Kannur Branch, Ground Floor, Gujrati Samaj building, Fort Road, Kannur	18.08.2025 (Monday) 12:00 Noon

Description of the Movable Assets

Item No.	Particular	Quantity	Revaluated Price	Total Price
1	Scrap	26000 kg	10/kg	260000.00
2	Machinery 1 – Vaccum Cleaner	1 Nos	300	300.00
3	Machinery 2 – Box Strapping Machine	1 Nos	Lumpsum	500.00

- Hypothecated movable items of Scrap, Vaccum Cleaner and Box Strapping Machine under the physical possession and sole custody of CSB Bank Ltd.

For further information, contact:- +91-9496097564; +91-7994356757; +91-9072601011; +91-9072670111 (on working days during business hours).

For detailed terms and conditions of the sale, please visit: - www.csb.co.in

Place: Kozhikode
Date: 07.07.2025

Authorised Officer
CSB Bank Ltd.

TERMS AND CONDITIONS

1. The intending bidders should submit their requests in the prescribed tender form in a sealed cover super-scribing “**Sale of Movable Items- M/s BOOK LAND**” with details of movable assets to be bid along with Earnest Money Deposit (EMD) fixed as aforesaid in respect of the assets– (being 10% of the reserve price of assets) by way of Demand Draft/ RTGS/ NEFT favouring CSB Bank Ltd., payable at Kannur, on any working day on or before 16.08.2025 during business hours directly to the Branch Manager, Kannur branch or to The Authorised Officer, CSB Bank Ltd., Zonal Office, Kozhikode. The tender form and letter of authority can be obtained from the Branch Manager, CSB Bank Ltd., Kannur Branch or from Authorised Officer, CSB Bank Ltd., Zonal Office, Kozhikode on any working day on or before 14.08.2025 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.
2. The sealed tenders in respect of movable assets as aforesaid will be opened in its sequential order by the Authorised Officer on 18.08.2025 at 12 Noon in the presence of the available/attending bidders or their representatives.
3. Along with the offer document, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax Department and his/her identity proof and the proof of residence.
4. The Bidder/s purchaser/s is/are should bear the applicable GST over and above the reserve price fixed/ amount bid.
5. 6As 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
6. The sealed tender will be opened by the Authorised Officer in the presence of principal bidders or their representatives. The authorised representatives must carry with themselves letter of authority in the prescribed format from the principal bidders with necessary document for identification. After opening the tender, the Authorised Officer has absolute discretion to negotiate to raise the tender amount/permit interse-bidding among the participants to get maximum revised offer/price for the movable assets.
7. The successful bidder shall deposit 25% (inclusive of Earnest Money Deposited) of the bid amount in respect of movable assets immediately on the sale being knocked down in his favour and the balance within fifteen days from the date of confirmation of sale. Payment is to be made to the Authorised Officer in the form of Demand Draft/RTGS/NEFT. In case of default, the entire amounts deposited till then shall be forfeited without any prior notice.

8. The successful bidder should remove all the items of assets within 10 days from the date of payment of entire sale price.
9. The Authorised Officer has the absolute right to accept or reject the application or adjourn/postpone the auction without assigning any reason therefore and also to modify any terms and conditions of this sale without any prior notice.
10. The sale is subject to confirmation by the Bank.
11. The sale shall be under “As is where is”, “As is what is”, “Whatever there is” and “without recourse basis” including encumbrance if any and no representation and warranties are given by the Bank relating to encumbrances, statutory liabilities etc., and the prospective buyers should satisfy themselves on the movable goods/items as to existence of any encumbrance, charges, payments etc., before participating in the sale. The movable items 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.
12. The Bank will not be held responsible for any damages of movable under sale.
13. The sale shall be considered only if the price offered is above the reserve price.
14. This is Notice to the borrower/guarantor and the Public in general and this notice is issued without prejudice to any other remedy available to the secured creditor
15. 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 movable assets or portion thereof from the auction proceedings at any stage without assigning any reason there for.
16. If the dues together with all costs, charges and expenses incurred are tendered at any time before the date fixed for sale or transfer, the secured asset will not be sold or transferred, and no further step will be taken for transfer or sale of secured asset.
17. The movable items can be inspected on any working day prior to 14.08.2025 during working days and during office hours after taking prior appointment. Purchasers who are interested may contact Branch Manager, Kannur Branch or Authorised Officer, CSB Bank Ltd., Zonal Office, Kozhikode before the date of inspection.

For further information, contact:- CSB Bank Ltd., Zonal Office, North Kerala Zone, Kozhikode 673 006 Phone: +91-9496097564; +91-7994356757; +91-9072601011; +91-9072670111 (on working days during business hours)

Dated this 07th day of July 2025.

**Authorised Officer
CSB Bank Ltd.,**