



TCRZ/SAR/151/ 86 /2025-26

LEGAL CELL, H.O. ARD, THRISSUR
05th July 2025

E-AUCTION SALE NOTICE

E-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 physical 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 21.08.2025 for recovery of Rs.28,39,01,428 /- (Rupees Twenty eight crores thirty nine lakhs one thousand four hundred and twenty eight only) as on 30.06.2025 along with applicable further interest, costs and charges from 01.07.2025 till the date of repayment of the dues in full and other costs and expenses due to CSB Bank Ltd, Ollur Branch from the following borrowers and guarantors. The reserve price and the earnest money deposit will be as mentioned in the table below.

Details of the encumbrances known to the secured Creditors-Not known

Name and Address of Borrowers/Guarantors	
1. M/s.Orma Marble World (Partnership) N.H.Bye Pass Junction Thalore, Thrissur-680306	2. M/s.Orma Granite Centre, Prop.Sri.Sijo Joseph Bye Pass Road Thalore, Thrissur-680306
3. Sri.Lijo Joseph S/o.Joseph P.K (Late) Puthuppara House Kidangoor P.O., Angamaly Ernakulam District-683 572	4. Sri.Aljo Joseph S/o.Joseph P.K.(Late) Puthuppara House Near Jerusalem, Thalore P.O. Thrissur District-680 306
5. Sri.Sijo Joseph S/o.Joseph P.K. (Late) Puthuppara House Kidangoor P.O., Angamaly Ernakulam District-683 572	6. Smt.Alphonsa Joseph W/o.Joseph P.K. (Late) Puthuppara House Kidangoor P.O., Angamaly Ernakulam District-683 572

7. Smt.Preethy Aljo W/o.Aljo Puthuppara House Near Jerusalem,Thalore P.O. Thrissur District-680 306	8. Sri.Laji Joseph S/o Joseph P K (Late) Puthuppara House Kidangoor P.O., Angamaly Ernakulam District-683 572
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Bifurcation of the amount due to the Bank as on 30.06.2025

- Orma Marble World - Rs. 15,61,27,539 /- (Rupees fifteen crores sixty one lakhs twenty seven thousand five hundred and thirty nine only)
- Orma Granite Centre – Rs. 12,77,73,889 /- (Rupees twelve crores seventy seven lakhs seventy three thousand eight hundred and eighty nine only)

Totaling both facilities of Orma Marble World & Orma Granite Centre – Rs.28,39,01,428 /- (Rupees Twenty eight crores thirty nine lakhs one thousand four hundred and twenty eight only) along with applicable further interest, costs and charges from 01.07.2025 till the date of repayment of the dues in full and other costs and expenses.

Description of property /ies

- I. All that part and parcel of property having a total extent of 77.36 cents – (ie, 31.32 ares) of land, buildings and other improvements thereon in Sy.Nos.638/3 & 641 of Thrikkur Village, Mukundapuram Taluk, Thrissur District owned and possessed by Sri.Joseph P.K.(Late) vide Sale Deed No.6361/2000 of Nellore Sub-Registrar's Office, presently in the names of legal heirs of Sri Joseph P K.

Boundaries

East : Property of Alphonsa Joseph	North : Edavazhy
West : Properties of Achuthan, Surendran & others	South : Property of Joicy

- II. All that part and parcel of property having an extent of 77.334 cents (ie; 31.31 ares) of land, buildings and other improvements thereon in Sy.No.638/3 of Thrikkur Village, Mukundapuram Taluk, Thrissur District owned and possessed by Smt.Alphonsa Joseph vide Sale Deed No.6364/2000 of Nellore Sub-Registrar's Office

Boundaries

East : Properties of Laji, Aljo & Lijo	North : Edavazhy
West : Property of Joseph	South : Property of Sijo

- III. All that part and parcel of property having an extent of 23.98 cents (ie; 9.71 ares) of land, buildings and other improvements thereon in Sy.No.638/3 & 640/1 of Thrikkur Village, Mukundapuram Taluk, Thrissur District owned and possessed by Sri.Aljo Joseph vide Sale Deed No.6363/2000 of Nellore Sub-Registrar's Office

Boundaries

East : N.H.Road	North : Property Laji
West : Property of Alphonsa Joseph	South : Property of Lijo

- IV. All that part and parcel of property having an extent of 23.98 cents (ie, 9.71 ares) of land, buildings and other improvements thereon in Sy.No.638/3 of Thrikkur Village, Mukundapuram Taluk, Thrissur District owned and possessed by Sri.Lijo Joseph vide Sale Deed No.6365/2000 of Nellore Sub-Registrar's Office

Boundaries

East : N.H.Road & Property of Leena	North : Property of Aljo
West : Property of Alphonsa Joseph	South : Property of Leena

- V. All that part and parcel of property having an extent of 72.35 cents (ie; 29.29 ares) of land, buildings and other improvements thereon in Sy.Nos.368/1 & 397 of Nenmanikkara Village, Mukundapuram Taluk, Thrissur District owned and possessed by Sri.Sijo Joseph vide Sale Deed No.6360/2000 of Nellore Sub-Registrar's Office.

Boundaries

East : N.H.Road	North : Property of Alphonsa Joseph
West : Property of Joicy	South : Property of Leena

Item Nos.I to V are lying as a single plot within the following boundaries:

Total extent of 275.004 cents of land, buildings and other improvements thereon in Sy No: 638/3, 640/1, 641,368/1 and 397 of Nenmanikkara Village, Mukundapuram Taluk, Thrissur District (derived from 5 title deeds) owned by Late P K Joseph presently in the name of legal heirs of Late P K Joseph, Alphonsa Joseph, Aljo Joseph, Lijo Joseph and Sijo Joseph.

East : N.H.47 – Service Road	North : Vazhy
West : Properties of Achuthan, Surendran and Bharathan	South : Properties of Lijo, Leena, Bad Boy Group & others

Reserve Price (<i>Item Nos.I to V</i>)	Rs.16,10,00,000/-(Rupees sixteen crores tenlakhs only)
Earnest Money Deposit (EMD)	Rs.1,61,00,000/-(Rupees one crore sixty one lakhs only)
Last Date for depositing EMD	19-08-2025 – Business Hours



Date & Time of E-Auction	21-08-2025 (Between 11:30 AM and 1:30PM) (With unlimited extension of 5 minutes' duration each till the conclusion of the sale)
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Last Date for receipt of Tender documents (online): 19-08-2025. Scanned copy of the tender should be sent to legalcell@csb.co.in on or before 19-08-2025. Hard copy of the Tender Documents should be submitted on or before 20-08-2025 before office hours to the authorised officer in a sealed cover.

Portal of E-Auction: <https://sarfaesi.auctiontiger.net>

EMD may be deposited in the “CSB E-auction Sale Account” maintained at Thrissur Main Branch, Thrissur with account No. 0094020047244, IFSC Code CSBK0000094 through NEFT/RTGS.

For detailed terms and conditions of the sale please visit the link “Sale of Property in CSB Bank Ltd website(www.csb.co.in) or may contact, CSB Bank Ltd. Legal Cell H O ARD (Ph – 9287531585, 0487-6619269) e-mail id legalcell@csb.co.in during office hours on any working day.

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 is Notice 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. There is no encumbrance to the knowledge of the bank. However, 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 e-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) Details of litigation which is pending before Hon’ble DRT Ernakulam & Hon’ble Add. District & Sessions Court, Irinjalakuda – SA 71/2018, SA 367/2018, SA 382/2018, SA 931/2024, AS 52/2025. However, no adverse orders are in force.
- 4) Auction / bidding shall be only through “Online Electronic Bidding” through the



website <https://sarfaesi.auctiontiger.net>. Bidders are advised to go through the website for detailed terms before taking part in the e-auction sale proceedings.

- 5) The properties can be inspected, with prior appointment with Authorised Officer, on any working day between 10.00 AM and 5.00 PM on or before 18-08-2025.
- 6) The property will not be sold below the Reserve Price and the participating bidders may improve their offer further, during auction process.
- 7) The intending bidders should register their names at portal <https://sarfaesi.auctiontiger.net> and get their User ID and password for property free of cost. Prospective bidder may avail online training on e- auction from the service provider **M/s e-Procurement Technologies Ltd.** (Auction Tiger), Ahmedabad. Mr. Praveen Kumar Thevar - 9722778828, 079 6813 6854/55/51, 07968136800 e-mail id: praveen.thevar@auctiontiger.net tamilnadu@auctiontiger.net/support@auctiontiger.net, legalcell@csb.co.in
- 8) The intending purchaser/bidders are required to deposit EMD amount of 10% of the Reserve Price through NEFT/RTGS in the account No: 0094020047244, Name of the account, item of property 'CSB E-auction Sale Account', maintained at our Thrissur Main Branch, Thrissur-680020, IFSC Code: CSBK0000094 on or before 19-08-2025.
- 9) After payment of the EMD amount, the intending bidders should submit the following documents/details on or before 19-08-2025, to respective email id mentioned above and scanned copy of the tender should be sent to legalcell@csb.co.in on or before 20-08-2025. However, bidders have to submit (a) the duly filled bid form in original to the Authorised Officer, H O ARD, CSB Bank Ltd., CSB Bhavan, St Mary's College Road, Thrissur 680020, on or before 19-08-2025. (b) Copy of acknowledgement receipt received for the EMD amount remitted with UTR No. (c) Attested copy of PAN Card, ID Proof and Address proof. (d) Details of the bank account should be furnished for refunding the EMD for the unsuccessful bidders.
- 10) EMD deposited by the unsuccessful bidder shall be refunded to them within 5 working days of finalization of sale. The EMD shall not carry any interest.



- 11) Auction would commence at Reserve Price, as mentioned above. Bidders shall improve their offers in multiplies of Rs. 10,00,000/-.(Rupees ten lakhs only) The bidder who submits the highest bid (not below the Reserve price) on closure of 'Online' auction shall be declared as successful bidder. Sale shall be confirmed in favour of the successful bidder, subject to confirmation of the same by the secured creditor.
- 12) The successful bidder shall deposit 25% of the sale price (inclusive of EMD already paid), immediately, i.e. on the same day or not later than next working day on declaring him/her as the successful bidder and the balance within 15 days from the date of confirmation of sale by the secured creditor, exclusive of such day or if the 15th day be Sunday or other holiday, then on the next working day after the 15th day before 3.00 pm 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 by prescribed mode. If the successful bidder fails to pay the sale price within the period stated above, the deposit made by him shall be forfeited by the Authorised Officer without any notice and property shall forthwith be put up for sale again.
- 13) 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.
- 14) All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.
- 15) If the dues together with all costs, charges and expenses incurred are tendered at any time before the date of publication of notice for public auction or inviting quotations or tender from public or private treaty for the secured for transfer by way of lease, assignment or sale of secured asset.
- 16) As per Sec 194-I A of income Tax Act,1961, TDS @1.00% will be applicable on the sale proceeds where the sale consideration is Rs. 50.00 lakhs and above. The purchaser should remit the applicable TDS as per Income Tax Act and make arrangements for effecting registration.
- 17) 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).



- 18) 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 e-auction or vary the terms and conditions of the e-auction or withdraw any property or portion thereof from the auction proceedings at any stage without assigning any reason there for.
- 19) 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.
- 20) 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.
- 21) For further details contact the respective Authorised Officer of CSB Bank Ltd., LEGAL CELL - H O ARD, CSB Bhavan St Mary's College Road, Thrissur 680020. Contact No 9287531585, 0487-6619269, legalcell@csb.co.in during office hours on any working day and for doubts regarding the conduct of e-auction - **M/s e-procurement Technologies Limited (Auction Tiger), Ahmedabad. Mr. Praveen Kumar Thevar – 9722778828, 079 6813 6854/55/51, 079 68136800, e-mail:praveen.thevar@auctiontiger.net/tamilnadu@auctiontiger.net/support@auctiontiger.net/ Website: [https:// sarfaesi.auctiontiger.net](https://sarfaesi.auctiontiger.net)**

SPECIAL INSTRUCTION/CAUTION: Bidding in the last minutes/seconds should be avoided by the bidders in their own interest. Neither CSB Bank Ltd nor the Service Provider will be responsible for any lapses/failure (Internet failure, Power failure, etc.) on the part of the bidder or vendor in such cases. In order to ward off such contingent situation, bidders are requested to make all the necessary arrangements/alternatives such as back –up, power supply and whatever else required so that they are able to circumvent such situation and are able to participate in the auction successfully.

Place: Thrissur

Date:05-07-2025

Authorised Officer
Legal Cell H O ARD