

**APPENDIX IV-A**  
**[Refer provision to rule 8(6)]**

**SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES**

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 constructive possession of which has been taken by the Authorised Officer of CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Secured Creditor, will be sold "As is where is", "As is what is", and "Whatever there is" on **26.03.2024** for recovery of **Rs. 3,79,44,756.50** as on 31.01.2024 plus interest w.e.f 01.02.2024 due to the Secured Creditor, CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Bandra branch, Shop No. 1, 2 and 3 on the Ground Floor, Off Empress House, Empress Building, 2<sup>nd</sup> Road, Ram Krishana Nagar, Opp. BMC Market, Khar (West)- 400052 from Borrower, **M/s Kafe Clothing Pvt Ltd.** CTS No F/1529 F/1532 Village Bandra Plot No. 579 580 TPS Iii 5th Road Khar West Mumbai 400052 and the guarantors **Mr. Sajith Namchirakkal, Mrs. Sanila A K** both residing at Room No. 4, Ground Floor, Shafi Manzil, Plot No. 31, Nehru Road, Santacruz East, Mumbai- 400 055, **Mr. Jijuraj Champayil, Mrs. Sruthi Kannan and Mr. Rajan Champayil** all residing at C/601, Sainath CHD Ltd., Anand Nagar, Vakola, Santacruz East, Mumbai – 400 055.

The reserve price will be **Rs.1,37,55,000/-** (Rupees One Crore Thirty Seven Lakhs and Fifty five Thousand only) and the earnest money deposit will be **Rs. 13,75,500/-** (Rupees Thirteen Lakhs Seventy Five Thousand Five Hundred only)

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**(Description of Immovable Property)**

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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

On or towards East	: By Footpath
On or towards South	: By Rest of property
On or towards West	: By Rest of property and 4 feet wide area left for way to the schedule property
On or towards North	: By Property of others

For detailed terms and conditions of the sale, please refer to the link provided in CSB Bank Limited, formerly The Catholic Syrian Bank Ltd., Secured Creditor's website i.e. [www.csb.co.in](http://www.csb.co.in). The property can be inspected on 22.03.2024 between 1 PM and 4 PM purchasers who are interested may contact the Authorised Officer/ Branch Manager, Bandra Branch before the date of inspection.

### Details of Opening Tender

Place of Auction	Date and Time
CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Zonal Office, CM Mathew and Brother's Arcade, Chakkorathkulam, Nadakkavu, Kozhikode – 673 006	26.03.2024 at 11.00 a.m.

Reserve Price: **Rs.1,37,55,000/-** (Rupees One Crore Thirty Seven Lakhs and Fifty five Thousand only)

Earnest money: **Rs. 13,75,500/-** (Rupees Thirteen Lakhs Seventy Five Thousand Five Hundred only)

### TERMS AND CONDITIONS

- The intending bidders should submit their request/application in the prescribed tender application form in a sealed cover superscribing "Sale – A/c of **M/s Kafe Clothing Pvt Ltd.**" to the Branch Manager, CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Bandra Branch on any working day during office hours on or before 22.03.2024. Along with the application, Earnest Money Deposit (EMD) of **Rs. 13,75,500/-** being 10% of the Reserve Price by way of Banker's Cheque / Demand Draft favouring "CSB Bank Limited Bandra, payable at Bandra shall also be submitted. DD Number, date and name of drawer bank should be superscribed on the cover. The tender application form and letter of authority can be obtained from the Authorised Officer or Branch Manager, CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Bandra Branch on any working day during office hours on or before 22.03.2024. 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.
- The sealed tenders will be opened by the Authorised Officer on 26.03.2024 at 11.00 am in the presence of the available/attending bidders or their representatives. The authorized representatives must carry with themselves letter of authority in the prescribed format from the principal bidder with necessary proof of identification.
- Along with the offer document, the intending purchaser shall also attach a copy of the PAN card issued by the Income Tax Department and also his/her identity proof and proof of residence.
- After opening the tender the Authorised officer has absolute discretion to negotiate or to raise the tender amount/permit inter se bidding among the participants to get the maximum revised offer/price for the property.
- The successful bidder shall deposit 25% of the bid amount including EMD immediately on the sale being knocked down in his/her favour on the same day or not later than next working day and the balance on or before 15 days from the date of confirmation of sale of the immovable property or such extended period as stipulated in the relevant provisions of SARFAESI Rules 2002. Payment is to be made to the Authorised Officer in the form of Banker's Cheque/Demand Draft favouring "CSB Bank Limited., payable at Bandra". In case of default, all amounts deposited till then will be forfeited without any prior notice;
- The immovable property described herein above shall remain and be at sole risk of the successful purchaser in all respects including loss or damage caused by fire, theft or other accidents and risk

**CSB Bank Limited, Registered Office, Thrissur**

Corporate Office, Siroya Center, 1<sup>st</sup> Floor, near ITC Maratha Hotel, Sahar Road, Andheri East, Mumbai -400099

Phone: 022-69808617 e-mail: [westernzone@csb.co.in](mailto:westernzone@csb.co.in)

CIN: L65191KL1920PLC000175

from the date of confirmation of sale by the Authorised Officer.

- g.** The successful bidder shall bear the charges/fees payable for conveyance such as stamp duty, registration fees etc as applicable as per law.
- h.** The Authorised Officer has the absolute right to accept or reject the bid or adjourn/postpone the auction without assigning any reason therefore and also to modify any terms and conditions of the sale without any prior notice;
- i.** Sale is subject to confirmation by the Bank.
- j.** Sale of properties shall be as under “As is where is”, “As is what is”, and “Whatever there is” including encumbrances if any;
- k.** The Bank will not be responsible for any charges, lien, Encumbrance, property tax, or any other dues to the government or anybody in respect of the property under sale.
- l.** 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.
- m.** Sale shall not be accepted if the bid is below the reserve price.
- n.** The property can be inspected on 22.03.2024 between 1 PM and 4 PM purchasers who are interested may contact the Branch Manager, Bandra Branch before the date of inspection.
- o.** For any other information contact: Branch Manager, CSB Bank Limited formerly The Catholic Syrian Bank Ltd, Bandra Branch, Shop No. 1, 2 and 3 on the Ground Floor, Off Empress House, Empress Building, 2nd Road, Ram Krishana Nagar, Opp. BMC Market, Khar (West)-400052 and Authorised Officer, CSB Bank Limited, Zonal Office, CM Mathew and Brother’s Arcade, Chakkorathkulam, Nadakkavu, Kozhikode -673006.

Date: 20.02.2024  
Place: Mumbai

Authorised Officer  
CSB Bank Limited