

SKR/S-6 / 2 /2026-2027

Thiruvananthapuram
21-04-2026

Registered A/D

To,

1. M/s Aiswarya Cashew Company, Prop Prem Shaji R, Nellimukal, Kadampanadu P O, Adoor, Pathanamthitta -695123
2. Premi Shaji R, S/o Raghavan V K, Kaduvinavila Puthenveedu, Kunnathur, Kollam – 690540
3. Saritha R, W/o Prem Shaji R, Kaduvinavila Puthenveedu, Kunnathur, Kollam – 690540
4. Babu Chandran, S/o. Kunjan Pillai, 162 - Sindhu sadanam, Erathu, Kollam -689693

Sir/Madam,

Sub: Sale of Immovable Property in the account of M/s Aiswarya Cashew Company, Prop. Prem Shaji – Kollam Branch

Further to the Possession of the scheduled mortgaged property on 12.08.2015, 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 20-05-2026 (6th 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 20-05-2026 (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.
Yours faithfully,

For CSB Bank Ltd.


Authorised Officer
Under the provisions of SARB/ESI Act
CSB Bank Ltd.



INSPECTION OF PROPERTY	05-05-2026 (from 10.30 am to 01.00 pm) or any working days during office hours with prior appointment.
Date, Time and place of Auction	20-05-2026 (from 11.30 am onwards) CSB Bank Ltd, Kollam Branch, SMV Tower, Ground Floor, Main Road, Chinnakada, Kollam-691001
Last date for submission of tender	19-05-2026

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/ Guarantors in particular 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 property can be inspected, with prior appointment with Authorised Officer, on 05-05-2026 (from 10.30 am to 01.00 pm) or any working days during office hours with prior appointment.
- 4) The property will not be sold below the Reserve Price fixed for the above mentioned property and the participating bidders may improve their offer further, during auction process.
- 5) The intending bidders should submit their bids in the prescribed tender form in a sealed cover superscribing "**Sale – M/s Aiswarya Cashew Company**" along with Earnest Money Deposit (EMD) by way of Demand Draft favouring **CSB Bank Ltd, Kollam Branch payable at Kollam or by fund transfer through NEFT/RTGS in the Account No: 0094020047244, Name of the account "CSB E – Auction Sale Account", maintained at our College Road Branch, Thrissur - 680020, IFSC Code: CSBK0000094 during business hours directly to the Authorised officer, CSB Bank Ltd, Kollam Branch or to the Authorised Officer, CSB Bank Ltd, South Kerala Zonal Office, Thiruvananthapuram on or before 19-05-2026.** The DD number/UTR number, date and bank's name should be superscribed on the cover. The tender form and letter of authority can



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 Authorized 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. Authorized 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) 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.bank.in

For further information contact; CSB Bank Ltd, South Kerala Zonal Office, TC 25/3953/1, Keston Road, Near Devaswom Board Junction, Kowdiar P. O 695003, Thiruvananthapuram- 695003; e-mail: southkeralazone@csb.bank.in, Phone: 9645525512, 9400046144, 9961607408 (on working days during business hours.)

Place : Thiruvananthapuram
Date : 21.04.2026



For CSB Bank Ltd.

Authorized Officer
under the provisions SARFAESI Act

Authorised Officer
CSB Bank Ltd.