

SKR/S-160/ /2026-27

Thiruvananthapuram
30-06-2026Registered A/D

To,

1. M/s Mount Moria Cashews, Prop Mr. Manoj K, XII/71, Cheruvakkal PO, Ayoor, Kollam -691533

Alternate Address:-

Manoj K, S/o Kunju Kunju, M/s Mount Moria Cashews, Kalluvila Veedu, Cheruvakkal PO, Elamad, Kollam - 691533

Residential Address :-

Manoj K, S/o Kunju Kunju, Prop . M/s Mount Moria Cashews, Flat No 4, Artech Apartments (New Building) Thoppil Kadavu, Kollam - 691012

2. Sheena Manoj, W/o Manoj K, Kalluvila Veedu, Cheruvakkal P O, Elamad, Kollam - 691533

Residential Address :-

Sheena Manoj, W/o Manoj K, Flat No 4, Artech Apartments (New Building) Thoppil Kadavu, Kollam - 691012

Sub: Sale of Immovable Property in the account of M/s. Mount Moria Cashews-Kollam Branch

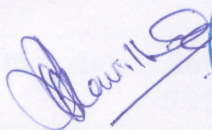
Further to taking possession of the scheduled mortgaged properties situated at Mankode Village, Kalayapuram Village and Pallickal Village, under the provisions of Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and the Rules made thereunder, it is informed that since you have failed to discharge the debt due to the bank, it is proposed to sell the secured asset on **28-07-2026**

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 **28-07-2026** (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 2002, as the case may be.

A copy of sale notice is enclosed herewith. The sale notice is being published in two newspapers. Previous auction held on 06-06-2026 was adjourned for want of bidders.

Yours faithfully,

**Authorised officer**
CSB Bank Ltd.

SKR/S-160/ /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 (Formerly The Catholic Syrian Bank Limited) Secured Creditor, will be sold on "As is where is", "As is what is", "Whatever there is" and "without recourse basis" on **28-07-2026** for recovery of amount described below from the borrower/ guarantors mentioned hereunder.

Borrowers/ Guarantors	Facility/Amount due to the Bank as on 31/05/2026
1. M/s Mount Moria Cashews, Prop. Mr. Manoj K, XII/71, Cheruvakkal P O, Ayoor, Kollam -691533 (BORROWER) <u>Alternate Address:-</u> Mr. Manoj K, S/o Kunju Kunju, Prop. M/s Mount Moria Cashews, Cheruvakkal P. O, Elamad , Kollam - 691533 <u>Residential Address :-</u> Mr. Manoj K, S/o Kunju Kunju, Prop. M/s Mount Moria Cashews, Flat No. 4, Artech Apartments (New Building) Thoppil Kadavu, Kollam - 691012 2. Mrs. Sheena Manoj, W/o Manoj K, Kalluvila Veedu, Cheruvakkal P O, Elamad, Kollam - 691533 (GUARANTOR) <u>Residential Address :-</u> Mrs. Sheena Manoj, W/o Manoj K, Flat No. 4, Artech Apartments (New Building), Thoppil Kadavu, Kollam- 691012.	<u>Facilities:</u> i) Cash Credit/PCL ii) ODP iii) Mortgage Loan iv) Machinery Loan <u>Amount due to the Bank as on 31-05-2026</u> Rs. 62,20,82,298.50 (Rupees Sixty Two Crores Twenty Lakhs Eighty Two Thousand Two Hundred Ninety Eight and Paise Fifty Only)



DESCRIPTION OF PROPERTY

Schedule A

All that part and parcel of land having an extent of 40.40 Ares (99.790 cents) of land with Cashew Factory in Re Sy. No. 827/2 (Old Sy. No. 687/6 of Block No. 34 of Pallickal Village, Adoor Taluk, Pathanamthitta District in the name of Sri Manoj K, more specifically detailed in Sale deed No 1477/2010 of Adoor Sub Registrar 's Office.

Direction	Boundaries as per Sale Deed 1477/2010
West	Panchayat Road
North	Property of Paniyan Vilai and Arya Bhavan
East	Panchayat Road
South	Panchayath Road

Reserve Price - Rs. 45,00,000/- (Rupees Forty Five Lakhs Only)
EMD- Rs 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)

Schedule B

All that part and parcel of land having an extent of 38.03 Ares of Land with Industrial Building comprising of 20.23 Ares under Re. Sy. No. 89/4/1 (Old Sy. No. 548/24A/2), 5.66 Ares under Re. Sy. No. 89/4/2 (Old Sy. No. 549/16B) & 12.14 Ares under Re. Sy. No. 89/4/3 (Old Sy. No. 548/24A/2) in Block No. 13 of Kalayapuram Village, Kottarakara Taluk, Kollam District in the name of Sri Manoj K, more specifically detailed in Sale Deed No 470/2011 of Kalayapuram Sub Registrar' s Office.

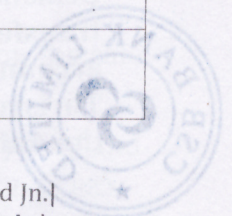
Direction	Boundaries as per Sale Deed 470/2011
West	Panchayat Road
North	Property of Kidangalil Thomson K Thomas
East	Property of Mohanavilasiom
South	Property of Gopal P Prasad and Kochuveetil

Reserve Price - Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakhs Only)
EMD- Rs. 13,00,000/- (Rupees Thirteen Lakhs Only)

Schedule C

All that part and parcels of 32.30 Ares of land with industrial building comprised under Re. Sy. No. 198/4 (Old Sy. No. 623/1/457) and 0.89 Ares of land comprised under Re. Sy. No. 198/2-2 (Old Sy. No. 623/1/24/) of Block No 52 of Mankode Village, Kottarakara Taluk, Kollam District in the name of Sri Manoj K, more specifically detailed in Sale deed No 795/2013 & 700/2013 of Chithara Sub Registrar's Office

Direction	Boundaries as per Sale Deed 795/2013	Boundaries as per Sale Deed 700/2013
West	Kottappuram- Thettimukku Panchayat Road	Property of Usha



North	Property of Manoj, Usha and Others.	Propeety of Nadeera Beevi
East	Quary	Property of Thajudeen
South	Property of Abdul Kharim	Property of Shajahan and Irshad

Reserve Price - Rs. 45,00,000/- (Rupees Forty Five Lakhs Only)

EMD- Rs. 4,50,000/- (Rupees Four Lakhs Fifty Thousand Only)

INSPECTION OF PROPERTY	17-07-2026 (from 10.30 am to 01.00 pm)
Date, Time and place of Auction	28-07-2026 (from 11.30 am onwards) CSB Bank Limited, South Kerala Zonal Office, TC 25/3953/1, Keston Road, Near Devaswom Board Jn., Kowdiar P.O 695003 Thiruvananthapuram- 695003.
Last date for submission of tender	27-07-2026

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 **17-07-2026** between 10.30 AM and 01.00 PM.
- 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 Mount Moria Cashews**" along with corresponding schedule number and 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.** The DD number/UTR number,

★ CSB Bank Ltd., South Kerala Zonal Office, TC 25/3953/1| Keston Road | Near Devaswom Board Jn.| Kowdiar P.O 695003| Thiruvananthapuram- 695003, |e- mail : southkeralazone@csb.bank.in |
www.csb.bank.in | CIN: L65191KL1920PLC000175

date and bank's name should be superscribed on the cover. The tender form and letter of authority can be obtained from **CSB Bank Ltd, Kollam Branch** on any working day on or before **27-07-2026** 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 or conditions of sale, time and commit any default in any manner and the sale shall be conferred on the person making highest offer/ Tender/ Bid.

- 6) 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.
- 7) 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. 10,000/-. The sale shall be considered only if the bid is above the reserve price fixed for the above mentioned property 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 without any prior notice.
- 8) 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 through Demand Draft drawn in favour of **CSB Bank Ltd, Kollam Branch** payable at **Kollam** or by NEFT/RTGS in the Account No : **0094020047244**, "CSB E-Auction Sale Account" maintained at our College Road Branch, Thrissur - 680020, IFSC Code: CSBK0000094. In case of default, the entire amount deposited till then shall be forfeited without any prior notice.
- 9) 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.
- 10) All charges for conveyance, stamp duty and registration charges etc., as applicable shall be borne by the successful bidder only.
- 11) 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.

- 12) 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).

- 13) 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.
- 14) 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.
- 15) 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.
- 16) 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 (on working days during business hours.)



Place: Thiruvananthapuram
Date : 30-06-2026



Authorised Officer
CSB Bank Ltd.