



	<b>Kotak Mahindra Bank Limited</b> <small>Registered Office : 27 BKC, C 27, G Block, Bandra Complex, Bandra (E), Mumbai - 400 051, Corporate Identity No.L65110MH1985PLC038137, Branch Office,at Kotak Mahindra Bank Ltd., Kotak House, 22, M.G.Road, Bangalore - 560 001</small>	APPENDIX- IV-A [REFER PROVISO TO RULE 8(6)]
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**TERMS AND CONDITIONS OF E-AUCTION SALE:**

Property will be sold on **“AS IS WHERE IS”, AS IS WHAT IS”** and **“WHATEVER THERE IS” Basis.**

<b>1</b>	Name and Address of Borrower(s) and Guarantor(s)	<b>1. Mr. Anshad A</b> Puthenpurayil, Njakkanal Po, Krishnapuram Part, Near Oachira Parabrahma Temple, Alappuzha – 690 533. Also At :- Door No.11/587, Puthenpurayil House, Krishnapuram Post, Njakkanal, Ochira, Alappuzha, Kerala – 690 533. (Borrower) <b>2. Mrs. Beena KM</b> Puthenpurayil, Njakkanal Po, Krishnapuram Part, Near Oachira Parabrahma Temple, Alappuzha – 690 533. Also At :- Door No.11/587, Puthenpurayil House, Krishnapuram Post, Njakkanal, Ochira, Alappuzha, Kerala – 690 533 and <b>3. Mrs.Thajunnisa Yoonus Kutty</b> Puthenpurayil, Njakkanal Po, Krishnapuram Part, Near Oachira Parabrahma Temple, Alappuzha – 690 533. Also At : - Koyippurath Tahrayil House, Krishnapuram Village, Njakkanal, Krishnapuram PO, Alappuzha District, Kerala – 690 533. Co Borrower/Guarantor)
<b>2</b>	Name and Address of the Branch, the secured Creditor	<b>Kotak Mahindra Bank Limited,</b> 1 <sup>st</sup> Floor, Kanakadamodara Building, Opp International Hotel, Veekshanam Road, Off M G Road, Cochin - 682035
<b>3</b>	Complete Description of the immovable secured assets(s) to be sold	<p align="center"><b><u>PROPERTY</u></b></p> District : Alappuzha Sub District : Kayamkulam Taluk : Karthikapally Village : Krishnapuram Desom : Krishnapuram Local Authority : Krishnapuram Panchayat Tenure : Pattom Nature of land : Dry land Old Sy. No. : 10769 Block No : 24 Re. Sy. No : 652/8-3 Extent in Ares : 1.21 Old Sy No. : 10770, 10774/1 Re. Sy. No. : 652/5-2 Extent in Ares : 4.05 Old Sy No. : 10770, 10774/1 Re.Sy.No. : 652/5-4 Extent in Ares : 0.81 Total Extent in Ares : 6.07

		<p><b>Description : -</b> All that piece and parcels of immovable property admeasuring 6.07 Ares of land made up of 1.21 Ares in Re.Sy.No.652/8-3 4.05 Ares in Re.Sy.No. 652/5-2 and 0.81 Ares in Re.Sy.No. 652/5-4 of Krishnapuram Village with the building Door No.11/587 of Krishnapuram Panchayat.</p> <p><b>Boundaries : -</b> East : - Property of Thajunissa South : - Property of Janardhanan, Shajudeen &amp; Shahida West : - Road and Property of Jabbarukutty North : - Properties of Jabbarukutty &amp; Nawas</p>
<b>4</b>	Details of the encumbrances known to the secured creditor	<b>Nil</b>
<b>5</b>	The secured debt for recovery of which property is to be sold	<b>₹. 2,10,66,642.16</b> /- (Rupees: Two Crore Ten Lakhs Sixty Six Thousand Six Hundred Forty Two and Paise Sixteen Only) as on 23-01-2024
<b>6</b>	Deposit of Earnest money (EMD)	<b>₹18,44,751/-</b> (Rupees Eighteen Lakh Forty Four Thousand Seven Hundred Fifty One Only)being the 10% Reserve Price remitted RGTS or Demand draft in favor <b>Kotak Mahindra Bank Limited</b> payable at Cochin
<b>7</b>	<p>i. Reserve Price of the immovable Secured asset:</p> <p>ii. Deposit of EMD:</p> <p>iii. Last Date &amp; Time which EMD to Submitted / remitted</p>	<p>1,84,47,508.80 (Rupees One Crore Eighty Four Lakh Forty Seven Thousand Five Hundred Eight and Paise Eighty Only).</p> <p>Demand Draft drawn in favour of <b>Kotak Mahindra Bank Limited</b> payable at Cochin.</p> <p>19-03-2024 Time up to 6:00 PM</p>
<b>8</b>	Time and Manner of Payment	The successful bidder shall deposit 25% of sale Price, after adjusting, the EMD already paid, immediately, i.e. on the same day or not later than next working day, as the case may be, upon acceptance of the offer by the Authorized Officer, failing which, the EMD will be forfeited. The Balance 75% of the Sale price is payable on or before 15 day of confirmation of the sale of the secured asset or such extended period as may be agreed upon in writing between the secured



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		creditor and the e-auction purchaser not exceeding 3 months from the date of e-auction.
<b>9</b>	Date, Time and Place of Public e-auction or time after sale by any other mode shall be completed.	<b>20-03-2024 from 3:00 P.M to 4:00 P.M,</b> Kotak Mahindra Bank Limited 1 <sup>st</sup> Floor, Kanakadamodara Building, Opp International Hotel, Veekshanam Road, Off M G Road, Cochin - 682035
<b>10</b>	The E-auction will be conducted through Banks approved service provider. E-auction tender documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	M/s C1 India Private Limited, at the web portal <a href="http://www.bankeauctions.com">www.bankeauctions.com</a> <a href="https://auctions.kotak.com/properties/auction-notices/">https://auctions.kotak.com/properties/auction-notices/</a>
<b>11</b>	i. Bid increment amount: ii. Auto extension:	<b>i. Rs.1,00,000/-</b> <b>ii.</b> Unlimited extension of Five Minutes for each bid, if the bid continues , till sale concluded
<b>12</b>	i. Date and Time during which inspection of immovable asset to be sold and intending bidders should satisfy themselves about the asset and their specifications. ii. Contact person with Mobile Number.	11.03.2024, Time: 10.00 AM and 4.00 PM  Mr. Sesha Srinivasan M Or by person Mr. Ramakrishnan S, Mobile- (+91 9916855444, 9841123344)
<b>13</b>	Other Conditions	a) Bidder shall hold a valid E mail ID (e mail ID is absolutely necessary for the intending bidder as all relevant information and allotment of ID and password by M/s C1 India Pvt Ltd may conveyed through email) b) The Authorised Officer or the Bank shall or Service Provider for e-auction shall not be

		<p>responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of properties Auctioned.</p> <p>c) The Intending Bidder is advised to make their own independent inquiries regarding the encumbrances on the property including statutory liabilities, arrears of property tax, electricity dues etc.</p> <p>d) Along with offer document, the intending bidder shall also attach a copy of the PAN card issued by the Income Tax department (or Form 60) AND his/ her identity proof and the proof of residence such as copy of the Aadhar card, Passport, Election Commission Card, Ration Card, Driving license etc.</p> <p>e) The Secured asset shall be sold to the highest bidder/offerer, subject to acceptance of the bid by the secured creditor/Authorized Officer of Kotak Mahindra Bank Limited. The online/inter-se bidding for above Immovable Properties/Property will take place on schedule date and time as mentioned e-auction Notice.</p> <p>f) All dues and outgoings, i.e., municipal taxes, maintenance / society charges, electricity and water taxes or any other dues including all overdue in respect of the said Immovable Properties/Property shall be paid by the successful bidder(s)/purchaser.</p> <p>g) The Immovable Properties/Property described e-auction sale Notice 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 undersigned Authorized Officer. The successful bidder shall not be entitled to annul the sale on any ground of whatsoever nature.</p> <p>h) In case final bid amount/sale consideration of assets is Rs. 50.00 lakhs or above, the successful bidder shall deduct and remit TDS @1% of bid amount from the sale consideration by giving PAN number of borrower as deducted which can be obtained from authorized officer/bank after completion of bidding and remaining 99% of sale consideration shall be payable to bank within stipulated time. Hence, the highest successful bidder is bound to deposit TDS @ 1% on purchase of repossessed asset on the PAN of the borrower as per Section (194-IA) of the Income Tax Act 1961.</p> <p>i) In such cases sale consideration of asset under auction is Rs. 50.00 lakh or above the successful bidder/purchaser, on payment of entire sale consideration as above (net of TDS) and on completion of sale formalities, shall be</p>
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		<p>issued a sale certificate for the Immovable Properties/Property as per format prescribed under SARFAESI Act &amp; Rules 2002 only upon receipt of Challan-cum-statement in form No. 26QB having remitted the TDS. The certificate for TDS in form 16B to be submitted to the bank subsequently.</p> <p>j) It shall solely be the responsibility of the successful bidder to get the sale certificate registered. All expenses relating to stamp duty, registration charges, transfer charges and any other expenses and charges in respect of the registration of the sale certificate issued in format prescribed under the SARFAESI Act &amp; Rules 2002 for the above referred Immovable Properties/Property shall be borne by the successful bidder/purchaser. The sale certificate has to be registered at the earliest as per state Law/Rules regarding transfer else the purchaser has to give the request letter to the secured creditor mentioning the reason of delaying the registration.</p> <p>k) The Authorized officer is not bound to accept the highest offer or any or all offers and Kotak Mahindra Bank Limited., as secured creditor, reserves its right to reject any or all bid(s) without assigning any reasons. In case, the bids are rejected, Authorized officer can negotiate with any of the tendered or intending bidders or other parties for sale of the Immovable Properties/Property by private treaty. Sale is subject to confirmation by the Secured Creditor /Authorized Officer of Kotak Mahindra Bank Limited and as per amended Security Interest (Enforcement) Rule 2002.</p> <p>l) No persons other than the intending bidders/offeree themselves, or their duly Authorized representative shall be allowed to participate in the e-auction / sale proceedings. However, the sale certificate shall be registered in favor of purchaser only in whose name bid application form has been submitted.</p> <p>m) The Authorized officer reserves his right to vary any of the terms and condition of this notice for sale, without prior notice, at his discretion &amp; can also avail the services of marketing Agent or service Provider in selling the said repossessed mortgaged Immovable Properties/Property against their professional fee which will recovered from the borrower.</p> <p>n) In case, all the dues of the Bank together with all cost, charges and expenses incurred by the Secured Creditor are tendered by the above name borrower/co-borrower (s) / Guarantor(s) at any time on or before the date fixed for sale, then the Immovable Properties/Property will</p>
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	<p>not be sold and all the bids received from the prospective bidders shall be returned to them without any liability / claim against Kotak Mahindra Bank Limited.</p> <p>o) Tendered documents may be collected from local branch of Kotak Mahindra Bank Limited. For detailed terms and conditions of the sale, please refer to the link provided in Secured Creditor's website i.e. <a href="https://auctions.kotak.com/properties/auction-notices/">https://auctions.kotak.com/properties/auction-notices/</a>. Or <a href="https://www.bankeauctions.com">https://www.bankeauctions.com</a>.</p> <p>p) The borrowers/mortgagor are also hereby informed that they must take delivery of their personal house-hold belongings/articles lying inside the said mortgaged Properties/Property under the custody of Kotak Mahindra Bank Limited, if any within 30 days from the date of publication, with prior intimation to Kotak Mahindra Bank Ltd failing which the Kotak Mahindra Bank Ltd shall have no liability/responsibility to the same and will dispose of at the risk of borrowers/ mortgagor.</p> <p>q) Special Instruction: Bidding in the last movement should be avoided in the bidders own interest as neither the Kotak Mahindra Bank Ltd nor Service Provider will be responsible for any lapse/failure in order to ward of such contingent situations bidders are requested to make all necessary arrangement/alternatives back-up etc., so that they are able to circumvent such situation and are able to participate in the auction successfully.</p>
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Place : Cochin  
Date: 04-03-2024

For Kotak Mahindra Bank Ltd.

Authorized Officer