



Kotak Mahindra Bank Limited

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

APPENDIX-IV-
A
[REFER
PROVISO TO
RULE 8(6)]

E-AUCTION SALE NOTICE FOR SALE IMMOVABLE PROPERTIES

E-Auction Cum Sale Notice for sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 6(2) & 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 Properties/Property mortgaged/charged to the Secured Creditor, the Symbolic/Physical Possession of which has been taken by the Authorised Officer of Kotak Mahindra Bank Limited,(Secured Creditor/Kotak Mahindra Bank Limited) will be Sold on **“AS IS WHERE IS”, AS IS WHAT IS”** and **“WHATEVER THERE”** is on **21.03.2024** for recovery of Bank dues of ₹. ₹ 22,224,824.00/- (Rupees: Two Crore Twenty Two Lakhs Twenty Four Thousand Eight Hundred Twenty Four Only) as on 27-01-2024 due and payable to the Secured Creditor in addition to Interest, Costs and charges at contractual rate to the Secured Creditor from **1. Mr. K M PAULY, KALLOOKKADAN HOUSE, OKKAL P O PERUMBAVOOR ERNAKULAM 683550. Also at, TWO IN ONE STORAGE EXTRUSIONS BLDG, NO II, 286D, ONAMBILLY CANAL ROAD, OKKAL P O-683550. 2. Mr. K M JAMES, KALLOOKKADAN HOUSE, OKKAL P O, PERUMBAVOOR, ERNAKULAM 683550. Also at, PERIYAR ENTERPRISES, 11 286, C ONAMBILLY CANAL ROAD OKKAL, ERNAKULAM 683550. 3. Mr. KALLOOKKADAN REJI PAULY, KALLOOKKADAN HOUSE OKKAL P O, PERUMBAVOOR ERNAKULAM 683550. Also at: PERIYAR ENTERPRISES, 11 286 C, ONAMBILLY CANAL ROAD OKKAL, ERNAKULAM 683550. Co Borrower/Guarantor)**

Short description of Immovable Properties/Property with known encumbrances and certain terms of the sale:-

Loan Account No.	Name of the Borrower / Co-Borrower(s) /Guarantor (S)	Demand Notice Amount and Date	Reserve Price (RP)	EMD (10% of RP) and Last Date	Inspection Date & Time	Date of Auction & Time	Total Out Standing	Known Encumbrances, If Any,
- LAP - 11402896 (10970899)	1. Mr. K M PAULY (Borrower) 2. Mr. K M JAMES Co-Borrower's /Guarantor s) 3. Mr. KALLOOKKADAN REJI PAULY ...Co-	23-04-2018 Rs.92,02,953.93 (Rupees : Ninety Two Lakhs Two Thousand Nine Hundred Fifty	1,77,70,000 (Rupees One Crore Seventy Seven Lakh Seven	₹.17,77,000 /- (Rupees Seventeen Lakh Seventy	On 11.03.2024 Form 10:00 A.M to 4:00 P.M	On 21.03.2024 At 03.00 P.M to 4:00 PM	22,224,824.00/- (Rupees : Two Crore Twenty Two Lakhs Twenty Four Thousand Eight	Nil

	Borrower's /Guarantors)	Three and Paisa Ninety Three Only) as on 23/04/2018	ty Thous and Only)	Seven Thous and Only) On or before 20-03-2024 6:00 PM			Hundred Twenty Four Only) as on 27-01-2024	
Details of the Immovable Properties /Property	<u>PROPERTY</u>							
	<p>Item -1: District - Ernakulam, Sub district – Ernakulam, Taluk - Kanayannur, Village- Elamkulam, Local Authority - Cochin Corporation, Desom – Kaloor, Tenor –Janmam, Survey No. - 223/5, Sale Deed No.- 5247/2012, Right Conveyed -552.556/310000 undivided share from the total extant 4.863 Ares. Door No. -37/3519 A 3 (4), Build up Area- 22.684 Sq. Mtrs., Building Name- Jewel plaza</p> <p><u>BOUNDARIES</u> East - Property of Joseph J Kuttikkattu ; South- Property of Pavithran West - Property of M X Joseph; North - P W D Road.</p> <p>Item -2 : District - Ernakulam, Sub district – Ernakulam, Taluk - Kanayannur, Village- Elamkulam, Local Authority - Cochin Corporation, Desom – Kaloor, Tenor –Janmam, Survey No. - 223/5, Sale Deed No.- 5244/2012, Right Conveyed -604.854/310000 undivided share from the total extant 4.863 Ares. Door No. -37/3519 A 3 (3), Build up Area- 24.831 Sq. Mtrs., Building Name- Jewel plaza</p> <p><u>BOUNDARIES</u> East - Property of Joseph J Kuttikkattu; South -Property of Pavithran ; West - Property of M X Joseph; North - P W D Road.</p> <p>Item -3 : District - Ernakulam, Sub district – Ernakulam, Taluk - Kanayannur, Village- Elamkulam, Local Authority - Cochin Corporation, Desom – Kaloor, Tenor –Janmam, Survey No. - 223/5, Sale Deed No.- 5245/2012, Right Conveyed -603.972/310000 undivided share from the total extant 4.863 Ares. Door No. -37/3519 A 3 (2), Build up Area- 24.794 Sq. Mtrs., Building Name- Jewel plaza</p> <p><u>BOUNDARIES</u> East - Property of Joseph J Kuttikkattu; South -Property of Pavithran ; West - Property of M X Joseph; North - P W D Road.</p> <p>Item - 4 : District - Ernakulam, Sub district – Ernakulam, Taluk - Kanayannur, Village- Elamkulam, Local Authority - Cochin Corporation, Desom – Kaloor, Tenor –Janmam, Survey No. - 223/5, Sale Deed No.- 5246/2012, Right Conveyed - 620.378/310000 undivided share from the total extant 4.863 Ares. Door No. -37/3519 A 3 (1), Build up Area- 25.468 Sq. Mtrs., Building Name- Jewel plaza</p> <p><u>BOUNDARIES</u></p>							

	<p>East - Property of Joseph J Kuttikkattu; South -Property of Pavithran ; West - Property of M X Joseph; North - P W D Road.</p> <p>Item -5 : District - Ernakulam, Sub district – Ernakulam, Taluk - Kanayannur, Village- Elamkulam, Local Authority - Cochin Corporation, Desom – Kaloor, Tenor –Janmam, Survey No. - 223/5, Sale Deed No.- 5243/2012, Right Conveyed -634.273/310000 undivided share from the total extant 4.863 Ares. Door No. -37/3519 A 3, Build up Area- 26.038 Sq. Mtrs., Building Name- Jewel plaza</p> <p><u>BOUNDARIES</u> East - Property of Joseph J Kuttikkattu; South -Property of Pavithran ; West - Property of M X Joseph; North - P W D Road.</p> <p>Item -6 : District - Ernakulam, Sub district – Ernakulam, Taluk - Kanayannur, Village- Elamkulam, Local Authority - Cochin Corporation, Desom – Kaloor, Tenor –Janmam, Survey No. - 223/5, Sale Deed No.- 5242/2012, Right Conveyed -1007.283/310000 undivided share from the total extant 4.863 Ares. Door No. -37/3519 A 2, Build up Area- 41.352 Sq. Mtrs., Building Name- Jewel plaza</p> <p><u>BOUNDARIES</u> East - Property of Joseph J Kuttikkattu; South -Property of Pavithran ; West - Property of M X Joseph; North - P W D Road.</p> <p style="text-align: center;"><u>DESCRIPTION</u></p> <p>4023.316/310000th undivided share in all that piece and parcel of land admeasuring 4.863 Ares of survey No. 223/5 obtained by sale deed numbers 5247/2012, 5244/2012, 5245/12,5246/2012,5243/2012,5242/2012 Covering Cochin corporation door numbers 37/3519 A 3(4), 37/3519 A 3(3), 37/3519 A 3(2), 37/3519 A 3(1), 37/3519 A 3, 37/3519 A 2 having a total build up area of 165.167 Sq. Mtrs on the ground floor in Jewel Plaza building together with right to use the common areas and common facilities.</p>
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The Auction will be conducted online through the Bank's approved Service provider M/s C1 India Private Limited, at their web Portal www.bankeauctions.com.

The Authorised Officer shall have absolute discretion to cancel the e-auction at any point of time, without assigning any reason.

For detailed terms and conditions of E-Auction sale tender document containing online e-auction Bid Form, Declaration etc, Please refer to the link provided in www.bankeauctions.com&https://auctions.kotak.com/properties/auction-notices/, also can contact Mr. Sessa Srinivasan M Or by person Mr. Ramakrishnan S & Karun B Mobile- (+91 9916855444, 9841123344 & 8655928069)

Date: 15-02-2024

Place: Cochin

Authorised Officer