



# KOTAK MAHINDRA BANK LIMITED

Registered Office: 27, BKC C27, Bandra Kurla Complex, Bandra (E), Mumbai-400007  
Branch Office, at Kotak Mahindra Bank Ltd., Kotak House, 22, M.G. Road, Bangalore-560001.

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

## AUCTION CUM SALE NOTICE

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 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 12-10-2022 for recovery of Bank dues of Rs.5,29,93,709.00/- (Rupees: Five Corer Twenty Nine Lakhs Ninety Three Thousand Seven Hundred Nine Only) as on 18-08-2022 due and payable to the Secured Creditor in addition to Interest, Costs and charges at contractual rate to the Secured Creditor from (1) Mr. VIJAYAN KG, Balussery IV 553 2, Kozhikode, Kerala -673612. Also at:- Mr. VIJAYAN KG, Meethale Madathil House, Balussery Post, Calicut, Kerala-673612. Also at:- Mr. VIJAYAN KG, Meethale Madathil House, Balussery Post, Kozhikode District-673612 (Borrower). (2). Mrs. BINI R, Balussery IV 553 2, Kozhikode, Calicut, Kerala-673612. Also at:- Mrs. BINI R, Meethale Madathil House, Balussery Post, Calicut, Kerala-673612. Also at:- Mrs. BINI R, Meethale Madathil House, Balussery Post, Kozhikode District-673612. Co-Borrower's / Property Owners / Guarantors). (3) M/s.SHRI SHIRDI SAI ENTERPRISES, By its Proprietor Mr. Vijayan KG, Balussery IV 553 2, Kozhikode, Calicut, Kerala-673612. Also at:- M/s.SHRI SHIRDI SAI ENTERPRISES, By its Proprietor Mr.Vijayan KG, Meethale Madathil House, Balussery Post, Calicut, Kerala-673612. Also at:- M/s. SHRI SHIRDI SAI ENTERPRISES, By its Proprietor Mr. Vijayan KG, Meethale Madathil House, Balussery Post, Kozhikode District-673612. (Co-Borrower's / Property Owners / Guarantors), 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 Date And Amount	Reserve Price (RP)	EMD (10% of RP) and Last Date	Inspection Date & Time	Date of Auction & Time	Total Out Standing	Known Encumbrance, if Any.
A	B	C	D	E	F	G	H	I
LAP17703673, LAP17718053 and LAP17707470 (CRN211172461)	(1) Mr.VIJAYAN KG, (Borrower). (2). Mrs.BINI R, Co-Borrower's/ Property Owners/ Guarantors). (3) M/s. SHRI SHIRDI SAI ENTERPRISES, By its Proprietor Mr.Vijayan KG, (Co-Borrower's / Property Owners / Guarantors)	Rs.2,92,67,794.04 (Rupees Two Corer Ninety Two Lakhs Sixty Seven Thousand Seven Hundred Ninety Four and Paise Four Only) as on 04-04-2019	Rs. 5,60,20,005/- (Rupees: Five Corer Sixty Lakhs Twenty Thousand Five Only)	Rs.56,02,000.50 (Rupees Fifty Six Two Thousand and Paise Fifty Only) on or before 11-10-2022	On 06-10-2022 From 11.30 A.M to 3.30 P.M	On 12-10-2022 At 01.00 PM Onwards	Rs.5,29,93,709/- (Rupees: Five Corer Twenty Nine Lakhs Ninety Three Thousand Seven Hundred Nine Only) as on 18-08-2022	Nil

### DETAILS OF THE IMMOVABLE PROPERTIES/PROPERTY:

District: Kozhikkode, Sub District: Balussery, Taluk: Koyilandi, Village: Balussery, Desom: Balussery, Local Authority: Balussery Grama Panchayat, Tenure: Jenmom, Old Sy.No.: 49/3, Re.Sy.No.: 66/2, Extent in Hectares: 0.470, Extent in Ares: 1 Acres 17.5 Cents. Legal Description:- All that piece and parcels of immovable property admeasuring 0.470 Hectares (1 Acres 17.5 Cents) of land in Re.Sy.No.66/2 (Old Sy.No.49/3) in Balussery Village together with building bearing Balussery Grama Panchayat Door Noo.7/1459 B and C. Boundaries:- East: Property of Santha and others, West: Road, North: Road, South: Property of Vijayan.

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](http://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](http://www.bankeauctions.com) & <https://www.kotak.com/en/bank-auctions.html>

Date: 20-09-2022, Place: Kozhikode

Sd/- Authorised Officer, Kotak Mahindra Bank Ltd.