

	Kotak Mahindra Bank Limited <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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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 **20.01.2025** for recovery of Bank dues of **₹. 7,63,28,126 /-** (Rupees: Seven Crore Sixty Three Lakhs Twenty Eight Thousand One Hundred Twenty Six Only) as on 30-09-2024 due and payable to the Secured Creditor in addition to Interest, Costs and charges at contractual rate to the Secured Creditor from **1)M/S Mobile Marketing, Rept By Its Proprietor: Francis T T**, No 1065G, Changampuzha Road, UESI Lane, Edappally, Cochin, Kerala- 682024. **(Borrower)** **2) M/s Lifdo Agencies**, Rept By its Partner: Francis T T, No 49/1092, Changampuzha Road, Edappally, Cochin, Kerala - 682020 **(Borrower)** **3) Mr. Francis T T**, No 1065G, Changampuzha Road, UESI Lane, Edappally, Cochin, Kerala - 682024. **(Co Borrower/Guarantor)** **4) Mrs Suja Francis**, W/o Francis T T, Thoppil House, Chuttupaadukar , Edappally P O, Cochin, Kerala- 682024 **(Co Borrower/Guarantor)** **5) Mrs. Smitha Francis**, Kattumpurathu House, Kadavanthra P O, Cochin, Kerala- 682020 **(Co Borrower/Guarantor)** **6) Mrs. Suma Francis**, Kattumpurathu House, Kadavanthra P O, Cochin, Kerala- 682020 **(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 Outstanding	Known Encumbrances, If Any,
- 1611644263 & 17596343 (CRN 100616120 & 9028072)	1)M/S Mobile Marketing, Rept By Its Proprietor: Francis T T, 2) M/s Lifdo Agencies (Borrower) 3. Mr. Francis T T	₹ 2,10,09,300 (Rupees Two Crore Ten Lakhs Nine Thousand Three	Schedule I: ₹ 1,87,51,295 (Rupees One Crore Eighty Seven Lakh	Schedule I: ₹ 18,75,130/- (Rupees Eighteen Lakh Seventy Five	On 27.12.2024 & 7-01-2025 Form 10:00 A.M to 4:00 P.M	On 20.01.2025 At 03.00 P.M to 4:00 PM	₹ 7,63,28,126 /- (Rupees: Seven Crore Sixty Three Lakhs Twenty Eight	Nil

	Co-Borrower's /Guarantor s) 4. Mrs Suja Francis Co-Borrower's /Guarantor s) 5) Mrs. Smitha Francis Co-Borrower's /Guarantor s) 6) Mrs Suma Francis (Co-Borrower's /Guarantor s	Hundred Only) As on 11-April-2018 & ₹ 76,00,91 1.5/- (Rupees Seventy Six Lakhs Fourteen Nine Hundred Elven and Paise Fifty Only) as on 11th April, 2018	Fifty One Thousand Two Hundred Ninety Five Only). Schedule II : ₹ 2,64,71,551 (Rupees Two Crore Sixty Four Lakhs Seventy One Thousand Five Hundred Fifty One Only)	Thousand One Hundred Thirty Only) Schedule II : ₹ 26,47,155/-(Rupees Twenty Six Lakhs Forty Seven Thousand One Hundred Fifty Only)			Thousand One Hundred Twenty Six Only) as on 30-09-2024	
Details of the Immovable Properties/ Property	<u>PROPERTY</u> Schedule I: Item - 1: District - Ernakulam, Sub district - Edappally, Taluk- Kanayannur, Village- Edappally North, Kara - Chuttupaadukara, Survey No. - 101/4A, Extent - 1.89 Ares, Corporation - Cochin, Farka - Ernakulam, Title Deed No.- 4301/1/05. BOUNDARIES East - Properties comprised in item 2 hereunder and properties sold by Deepa Chandran to mobile marketing. South - Joseph and Kochu Teresia West - Properties of Sarojam Ram Varma North -Property described in item No.2 hereunder							

Item - 2:

District - Ernakulam, Sub district - Edappally, Taluk- Kanayannur, Village- Edappally North, Kara - Chuttupaadukara, Survey No. - 101/4A, Extent - 1.27 Ares, Corporation - Cochin, Farka - Ernakulam, Title Deed No.- 4301/1/05.

BOUNDARIES

East - Property of Angelose and property sold by Angelose and property of Deepa chandran.

South - Property described in item No.1 above.

West - Property described in item No.1 above and Properties of Sarojam Ram Varma Property of Meena Christofer.

North - Property of Meena Christofer and 4 meter wide road.

Item - 3:

District - Ernakulam, Sub district - Edappally, Taluk- Kanayannur, Village- Edappally North, Kara - Chuttupaadukara, Survey No. - 101/4A, Extent - 2.61 Ares, Corporation - Cochin, Farka - Brakulam, Title Deed No.- 902/2004 SRO - Edapally SRO.

BOUNDARIES

East - Property of Ramakrishnan and Rapheal South - Property of Threasia and Muraleedharan

West - Properties of Muraleedharan and pathway of 3.6 m.

North - Property of Anjelose

Schedule II

Item - 1:

District - Ernakulam, Sub district - Ernakulam, Taluk- Kanayannur, Village- Elamkulam, Desom - Kadavanthra, Survey No. - 838, Sub Division No. - 4, Extent - 2.493 Ares, Corporation - Cochin, Farka - Ernakulam, Title Deed No.- 1971/1/2005 SRO - Ernakulam SRO.

BOUNDARIES

East - Properties comprised in Survey No.836 & 841

South - Properties comprised in Survey No.838/1

West - 18 links wide pathway

North - Pathway and remaining properties of Francis.

Item - 2:

District - Ernakulam, Sub district - Ernakulam, Taluk- Kanayannur, Village- Elamkulam, Desom - Kadavanthra, Survey No. - 841, Sub Division No. - 4, Extent - 1.64 Ares, Corporation - Cochin, Farka - Ernakulam, Title Deed No.- 2150/1976 SRO - Ernakulam SRO.

BOUNDARIES

East - Properties comprised in Survey No.841/4

South - Properties comprised in Survey No. 836 &838

West - Property sold to Mary

North - Properties comprised in Survey No.839.

	<p>Item - 3: District - Ernakulam, Sub district - Ernakulam, Taluk- Kanayannur, Village-Elamkulam, Desom - Kadavanthra, Survey No. - 839, Sub Division No. - 1, Extent - 1.66 Ares, Corporation - Cochin, Farka - Ernakulam, Title Deed No.- 3845/1979, SRO - Ernakulam SRO. BOUNDARIES East - Properties comprised in Survey No.839/4 South - Properties comprised in Survey No. 841 West - Properties comprised in Survey No.839/1 North - Properties comprised in Survey No.839/1 &839/4.</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://www.kotak.com/en/bank-auctions.html>, also can contact Mr. Sesha Srinivasan M Or by person Mr. Ramakrishnan S & Karun B Mobile- (+91 9841123344 & 9686812683)

Date: 13-12-2024

Place: Cochin

Authorised Officer