



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 **08.05.2025** for recovery of Bank dues of **₹.5,28,37,025/-** (Rupees: Five Crore Twenty Eight Lakhs Thirty Seven Thousand Twenty Fie Only) as on 12-02-2025 due and payable to the Secured Creditor in addition to Interest, Costs and charges at contractual rate to the Secured Creditor from **M/S. Rajco Rubbers, Rept By Its Proprietor: Raju Abraham**, Karimba, Mannarkad, Palakkad, Kerala - 678597.(Borrower) **2. Mr. Raju Abraham** S/o Kurian Abraham, Pacheril, Kalladikode, Palakkad, Kerala - 678596. (Co Borrower/Guarantor) **3. Mr Reji C J** S/o Joseph C V, Chakkupurackal House, Pandikkadu Vazhi, Pandallur Hills P O, Anakkayam, Malappuram, Kerala- 676521

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,
BBA_WC 54104 40394 13 CRN (3654 1087)	1. M/S. Rajco Rubbers Rept By Its Proprietor: Raju Abraham, (Borrower) 2. Mr. Raju Abraham, S/o Kurian Abraham Co-Borrower's /Guarantors) 3. Mr Reji C J S/o Joseph C	Rs. 3,60,13,149.15/- Notice date 06-01-2023	Property 1. 55,32,000/- Property 2. 3571592	Property 1. 5,53,200/- Property 2. 3,57,159/- On or before 7-05-	On 21 & 22.04.2025 Form 10:00 A.M to 4:00 P.M	On 08.05.2025 At 12.00 P.M to 1:00 PM	5,28,37,025/- (Rupees : Five Crore Twenty Eight Lakhs Thirty Seven Thousand Twenty Fie	Nil

	V, ...Co-Borrower's / Guarantors)			2025 6: PM			Only) as on 12-02-2025	
Details of the Immovable Properties /Property	<u>PROPERTY</u>							
	<p>Item No 1 All that piece and parcel of land measuring 9.75 Cents of land and a residential building admeasuring 1500 Sq Ft off Karimba 2 Village, Old Sy No 104/1, 105/7, Palakkad District.</p> <p>Owned Jenm Right by Raju Abraham</p> <p><u>Boundaries as per location Certificate:</u></p> <p><u>8.50 cents in Sy No 104/1, 105/7:</u> East : Road South : Land and House of Baiju West : PHL Kalladikkode North : Property of Balu, land of Raju Abraham</p> <p><u>1.25 Cents in Sy No 104/1, 105/7:</u> East : Property of Balu South : Land and House of Raju Abraham West : KPIP canal Road North : PHL Kalladikkode</p> <p>Item No 2 All that piece and parcel of land measuring 4 Acers of Land in Old Sy No 2115/3, 2121, 2126 at Mannarkad Taluk, Palakkayam Village.</p> <p><u>Boundaries as per location Certificate:</u> <u>2.00 Acers in Sy No 2115/3 Pt</u> East : Property of Kunjumon Jose and Chandi South : Road and Pavakkudi Sami West : Property Joshy and Biju North : Property of Mundaparambil Chandi</p> <p><u>2.00 Acers in Sy No 2121 Pt</u> East: property of Immaneuel South : Property of Thomas West : Property of George, Tomi and Road North : Forest</p>							

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 [Kotak Bank Auctions](#), also can contact Mr. Sesha Srinivasan M Or by person Mr.

Ramakrishnan S & Karun B Mobile- (+91 9916855444, 9841123344 & 9686812683)

Date: 05-04-2025

Place: Cochin

Authorised Officer