



	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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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.**

1	Name and Address of Borrower(s) and Guarantor(s)	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, Anakayam, Malappuram, Kerala- 676521
2	Name and Address of the Branch, the secured Creditor	Kotak Mahindra Bank Limited, 1st Floor, Kanakadamodara Building, Opp International Hotel, Veekshanam Road, Off M G Road, Cochin - 682035
3	Complete Description of the immovable secured assets(s) to be sold	<p align="center"><u>PROPERTY</u></p> <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 Immanuel South : Property of Thomas</p>

		West : Property of George, Tomi and Road North : Forest
4	Details of the encumbrances known to the secured creditor	Nil
5	The secured debt for recovery of which property is to be sold	₹. 5,28,37,025/- (Rupees: Five Crore Twenty Eight Lakhs Thirty Seven Thousand Twenty Five Only) as on 12-02-2025
6	Deposit of Earnest money (EMD)	Property 1. 5,53,200/- Property 2. 3,57,159/- being the 10% Reserve Price remitted RGTS or Demand draft in favour Kotak Mahindra Bank Limited payable at Cochin
7	i. Reserve Price of the immovable Secured asset: ii. Deposit of EMD: iii. Last Date & Time which EMD to Submitted / remitted	Property 1. 55,32,000/- Property 2. 35,71,592/- Demand Draft drawn in favour of Kotak Mahindra Bank Limited payable at Cochin. 07-05-2025 Time up to 6:00 PM
8	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 creditor and the e-auction purchaser not exceeding 3 months from the date of e-auction.
9	Date, Time and Place of Public e-auction or time after sale by any other mode shall be completed.	08-05-2025 from 12:00 P.M to 1:00 P.M, Kotak Mahindra Bank Limited 1 st Floor, Kanakadamodara Building, Opp International Hotel, Veekshanam Road, Off M G Road, Cochin - 682035
10	The E-auction will be conducted through Banks approved service provider. E-auction tender	M/s C1 India Private Limited, at the web portal www.bankeauctions.com https://www.kotak.com/en/ban-auctions.html

	documents containing e-auction bid form, declaration etc., are available in the website of the service provider as mentioned above.	
11	<p>i. Bid increment amount:</p> <p>ii. Auto extension:</p>	<p>i. Rs.10,000/-</p> <p>ii. Unlimited extension of Five Minutes for each bid, if the bid continues , till sale concluded</p>
12	<p>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.</p> <p>ii. Contact person with Mobile Number.</p>	<p>21 & 22.04.2025, Time: 10.00 AM and 4.00 PM</p> <p>Mr. Sesha Srinivasan M Or by person Mr. Ramakrishnan S, Mobile- (+91 9916855444, 9841123344)</p>
13	Other Conditions	<p>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)</p> <p>b) The Authorised Officer or the Bank shall or Service Provider for e-auction shall not be 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,</p>

	<p>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 issued a sale certificate for the Immovable Properties/Property as per format prescribed under SARFAESI Act & 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 &</p>
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Place : Cochin
Date: 05-04-2025

For Kotak Mahindra Bank Ltd.

Authorized Officer