



KOTAK MAHINDRA BANK LIMITED

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

Registered Office: 27 BKC, C27, G Block, Bandra Kurla Complex, Bandra (E), Mumbai-400051
Branch Office, at Kotak Mahindra Bank Ltd., Kotak House, 22, M.G.Road, Bangalore-560001.

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 **23.08.2022** for recovery of Bank dues of **Rs.10,39,14,966.00 (Rupees: Ten Crores Thirty Nine Lakhs Fourteen Thousand Nine Hundred Sixty Six and Paise Zero Only)** due and payable to the Secured Creditor in addition to interest, costs and charges at contractual rate to the Secured Creditor from **M/s. Yale Enterprises, Plot No.2, Second Floor, "Real Chambers" No.65/30, Maddox Street, Choolai, Chennai-600112 (Borrower). Mr. Mir Mansoor Ali, No.72, Alsa Court, Harrington Road, Chetpet, Chennai-600081 (Co-Borrower/ Guarantor). Mrs. Khadija Syed Mansoor Ali, No.72, Alsa Court, Harrington Road, Chetpet, Chennai-600081 (Co-Borrower/ Guarantor). Mr. Mohammed Sahabdeen Umaar, H-4-10, TNHB Quarters, 7th Cross Street, Durga Nagar, Sanitorium, Chennai-600047 (Co-Borrower/ Guarantor). Mrs. Khatheeya Shamsudeen, H-4-10, TNHB Quarters, 7th Cross Street, Durga Nagar, Sanitorium, Chennai-600047 (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 Encumbrance, If Any,
Loan Account No. 6211410737, 8474TL0100000001, 8474TL0100000002, 8474TL0100000003, 8474TL0100000004	M/s. Yale Enterprises, Mr. Mir Mansoor Ali, Mrs. Khadija Syed Mansoor Ali, Mr. Mohammed Sahabdeenumaer, Mrs. Khatheeya Shamsudeen	Demand Notice Dated: 16-03-2016 Rs.3,04,07,907.17 as on 15.03.2016	Rs. 3,60,52,782.00 (Rupees Three Crore Sixtylakhs Fifty Two Thousand Seven Hundred Eighty Two Only)	Rs. 36,05,278.00 (Rupees Thirty Six Lakhs Five Thousand Two Hundred Seventy Eight Only) 19.08.2022	On 16.08.2022 From 10:00 A.M. To 4:00 P.M.	On 23.08.2022 at 03.00 P.M. to 4:00 P.M.	Rs.10,39,14,966.00 (Rupees: Ten Crores Thirty Nine Lakhs Fourteen Thousand Nine Hundred Sixty Six And Paise Zero Only) as on 03-08-2022	Nil

DETAILS OF THE IMMOVABLE PROPERTIES/ PROPERTY

Item-I: All that and piece and parcel of land measuring 0.213 Acres (9267 Sq.ft.) and building of size 16mt x 12 mt (2151 Sq.ft.) known as Shed in DP No.94 and Additional Construction measuring 5790 Sq.ft., in the SIDCO Industrial Estates, Thirumazhisai, Comprised in SF No.137 Parts of Madavilagam Village, Poonamallee Taluk, Thiruvallur District Bounded as follows: North by: Shed No.95, South by: Open Yard, East by: 12 Meters Road, West by: Private Road. Measuring: On the North: 31.55. Sq.mts, On the South: 28.80 Sq.mts, On the East: 28.55 Sq.mts, On the West: 28.60 Sq.mts. In all measuring 9267 Sq.ft.

Item-II: All that and piece and parcel of land measuring 0.317 Acres (13789 Sq.ft.) and building of size 16mt x 12 mt (2151 Sq.ft.) known as Shed in DP No.44 and Additional Construction measuring 825 Sq.ft., in the SIDCO Industrial Estates, Thirumazhisai, Comprised in SF No.137 Parts of Madavilagam Village, Poonamallee Taluk, Thiruvallur District Bounded as follows: North by: Open Yard Shed No.95, South by: Shed No.43, East by: 12 Meters Road and West by: Private Road. Measuring: On the North: 34.55 Sq.mts, On the South: 38.65 Sq.mts, On the East: 35.00 Sq.mts, On the West: 35.20 Sq.mts. In all measuring 13789 Sq.ft.

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>.

Date: 05.08.2022, Place: Chennai

Sd/- Authorized Officer, For Kotak Mahindra Bank Ltd.