Speed Post

Dated: 16.10.2026

1. **M/S Sree Malar Textiles** **(Borrower)**
   Through its proprietor Mr. EC Periyasamy
   At:
   10, Agilmedu 6th Street, Erode-638001

2. **Mrs. P Malar Kodi** **(Co-Borrower)**
   W/o Mr. EC Periysamy

3. **Mr. EC Periyasamy** **(Co-Borrower)**
   S/o Mr. Chidambaram

4. **Mr. CP Moulieswaran** **(Co-Borrower)**
   2,3 & 4 At:
   Door No.37, Murugesan Nagar,
   Kumalankuttai, Veerappan Chathiram
   Erode-638011

   2, 3 & 4 Also At:
   Door No.5, Ward-8 Maraimalai Adigal Street,
   Surampatty Village, Surampatty Muncipal
   Limit, Erode-638011

Dear Sir/Madam,

Sub: Notice for Sale of the Mortgaged Property

1. We refer to Demand Notice dated **14.10.2019** issued by Kotak Mahindra Bank Limited (hereinafter referred to as "The Bank/KMBL") under Section 13(2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 **(hereinafter referred to as "SARFAESI Act")**, related to Loan Account No. 429LAP20929901 wherein we had called upon you to pay the dues of **Rs.1,30,08,839.58/-Rupees One Crore Thirty Lakh Eight Thousand Eight Hundred Thirty Nine and Fifty Eight Paisa Only)** due and payable as on **14.10.2019** along with future interest applicable from **15.10.2019** until payment in full **(hereinafter referred as the "Outstanding Amount")** and payable by you under the facilities granted by Bajaj Finance Limited (hereinafter referred to as "BFL") within 60 days from the date of the said notice. You are since then failed and neglected to pay the amount as demanded.

2. BFL has vide an assignment agreement dated **22.08.2019** (**"Assignment Agreement"**) has assigned the debts due and payable by you in favour of the Bank along with all the rights, title, security interests, benefits, financial documents, in the facility(ies) granted by the BFL with other incidental right thereto including the assignment of the said facility along with the underlying securities. As per the said assignment agreement, KMBL has become full and absolute owner and as such is legally entitled to receive the repayment of the financial facility or any part thereof including the right to file suits, institute such other proceedings in its own name and to take such other action as may be required for the purpose of the recovery of the said financial facility. KMBL has become the absolute owner of the said account(s) and all rights, title and interest in respect of outstanding amount pertaining to above said account(s) is now vested with Bank.

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3. It is pertinent to note that despite the service of the above mentioned notice you have failed to liquidate the outstanding dues and as such the Authorized officer of KMBL has taken possession of the property described herein below in **Annexure "A"** (and referred hereinafter as **"Secured Asset")** on 05.08.2025 in exercise of the powers conferred on him under Section 13(4) of the said Act read with Rule 8 & 9 and in pursuance of order dated 27.03.2025 passed by Hon'ble Chief Judicial Magistrate, Erode vide Crl.M.P.No.0392/2025 under section-14 of the said SARFAESI Act.

4. After taking possession of the secured asset, inspection was carried out by approved valuer in compliance of Rule 8(5) of the Security Interest (Enforcement) Rules, 2002. On the basis of the report of the valuer, secured asset was put on auction by KMBL on 18.08.2026 with the Reserve Price of Rs.40,00,000/-(Rupees Forty Lakh Only) However, the said auction failed for want of bidders.

5. Hence, for recovering its legal dues, the Bank is now proposing to again invite tender/conduct auction of secured asset on the reserve price of Rs.36,00,000/-(Rupees Thirty Six Lakh Only) below which the said secured asset will not be sold and which sale will be **on "as is where is", "as is what is basis" and "whatever there is basis"**.

6. This is to inform you all that all the requisitions under the provisions of SARFAESI Act and The Security Interest (Enforcement) Rules, 2002 have been complied with and the Bank now proposes to sell the secured asset as mentioned in **Annexure "A"** by public auction and/or any other methods as prescribed under the provisions of Rule 8 (5) of Security Interest (Enforcement) Rules, 2002 read with proviso to Rule 9(1) after a period of 15 (Fifteen Days) days from the date of this notice along with the existing encumbrances if any on **"as is where is", "as is what is basis" & "whatever there is basis"**, unless the bank receives the entire outstanding amount i.e. **Rs.1,27,44,549.93/- (Rupees One Crore Twenty Seven Lakh Forty Four Thousand Five Hundred Forty Nine and Ninety Three Paisa Only)** outstanding as on **16.10.2026** with further interest applicable from **17.10.2026** until payment in full and other charges as demanded in the instant notice within the statutory period of 15 (fifteen days) from the date of the present notice. Please note that if in case auction scheduled herein fails for any reason whatsoever then the bank may again enforce the security interest by putting the said secured asset on sale through public auction or private treaty as per its discretion. Please also note that you are further liable to make good the loss incurred after sale of the secured asset, if any.

7. The sale of the secured assets will be through an Online E-Auction at the reserve price more particularly detailed in "Annexure A" as per the below schedule:-

S.NO.	PARTICULARS	DETAILS
1	DATE OF AUCTION	11.11.2026
2	TIME OF AUCTION	12:00 p.m. to 01:00 p.m with unlimited extension of 5 minutes
3	LAST DATE OF SUBMISSION OF EMD WITH KYC IS	10.11.2026 UP TO 6:00 P.M (IST)
4	PLACE OF SUBMISSION OF DOCUMENTS	Kotak Mahindra Bank Ltd, 185, 2nd Floor, Mount Road, Anna Salai, Chennai-600006 (Landmark: MG Car Showroom and Next to

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		thousand lights Metro Railway Station)
5	MODE OF AUCTION	E-auction through website https://www.bankeauctions.com

8. Please treat this notice as Notice under Rule 8 Clause (5) read with proviso to Rule 9(1) the Security Interest (Enforcement) Rules, 2002 providing the addressee a notice of 15 (fifteen) days for sale of the said secured asset.

9. Post the expiration of the said 15 (fifteen) days, the Bank shall be entitled to sell the said secured asset by any of the methods as provided under Rule 8 Clause (5) of the Security Interest (Enforcement) Rules, 2002, as the case may be.

10. The Borrower's attention is invited to the provisions of the Subsection 8 of Section 13 of the SARFAESI Act, in respect of the time available to redeem the secured asset.

11. Should you have any representation to be made in response to this notice, please mark the same to Mr. Vijay Kumar Menon /Mr. Suriya Periyasamy (Mob No. +919940572248 /+ +919600222111) at 7th Floor, Plot No. 7, Sector-125, Noida, Uttar Pradesh – 201313, E-mail ID– rard.customercare@kotak.com only, in order to enable us to respond in time. Please note that we shall not be responsible for not responding to any of your representations made in response to this notice if the same is addressed to any other person or place.

For Kotak Mahindra Bank Limited

KOTAK MAHINDRA BANK LTD.

Authorized Officer

Serial Number: 503105072026F003914

Kotak Mahindra Bank Ltd.
CIN L65110MH1985PLC038137
Plot No.7, Sec. 125, Noida, District Gautam Budh Nagar, UP-201313. Extn no. 0120 6173062
www.kotak.bank.in
Registered Office: 27 BKC, C-27, 'G' Block, Bandra Kurla Complex, Bandra East, Mumbai-400 051, Maharashtra India.

ANNEXURE – "A"

Name of the Borrowers & Loan Account Nos.	
Name of the borrowers	1. M/S Sre Malar Textiles 2. Mrs. P Malar Kodi 3. Mr. EC Periyasamy 4. Mr.CP Moulieswaram
Loan account nos.	429LAP20929901

Amount outstanding

Rs.1,27,44,549.93/- (Rupees One Crore Twenty Seven Lakh Forty Four Thousand Five Hundred Forty Nine and Ninety Three Paisa Only) outstanding as on 16.10.2026 with further interest applicable from 17.10.2026 along with all cost, charges & expenses until payment in full.

Description of the Mortgaged property

All that piece and parcel of property situated in Erode RD, Surampatti SRD, Erode Taluk, Surampattu Village Old S.F No.76, punjai acre 3.18 and S.F.No.77, punjai acre 0.64 totally punjai acre 3.82 for this R.S No.134/3.4 in this Site No.3 admeasuring an extent of 129.65 sq.mtr (1395 sq.ft) including the building thereon, bearing D.No.5 Maraimalai Adikal Street, with appurtenances bounded on the:
North of 20 feet width East west maraimalai Adikal street,
East of murugesan's property in site no.2 & 3
South of property of others
West of site No.4c owned by Easwaramoorthy

Linear Measurement:
East West on both side 6.10 meter (20 feet)
North South in Eastern side 21.19 meter (69 ½ feet)
North South on western side 21.34 meter (70 feet)
With mamool pathway and the right to use all the road in the layout.
The property comprised in New S.F number as per Natham Scheme is 251/21.
(as per sale deed dated 17.09.2007 Doc No.2447/2007)

Name of the Mortgagor: Mr. P Malar Kodi

Reserve Price (in INR) & EMD (in INR)	
Reserve price:	Rs.36,00,000/- (Rupees Thirty Six Lakh only)
EMD:	Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand Only)

List of Encumbrance:
The matter is presently pending before the First Additional Sub Court, Erode District, as E.P. No. 61/2021, pursuant to which the subject property was attached on 17.10.2022

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Serial Number: 503105072026F003915

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