Kotak Mahindra Bank **Kotak Mahindra Bank Ltd.,** **Registered Office:** 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051	**Branch Office:** SAS Plaza, Veekshanam Road, Ernakulam, 682035. **Corporate Identity Number -** L65110MH1985PLC038137, www.kotak.com

E - AUCTION CUM SALE NOTICE OF IMMOVABLE PROPERTIES

E-Auction 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 8 (6) & 9 (1) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the Public in general and in particular to the Borrower (s), Guarantor (s) and / or Mortgagor (s), that the below described immovable property(ies) mortgaged / charged to Kotak Mahindra Bank Limited ("Secured Creditor"), the Physical Possession of which has been taken by the Authorized Officer of the Secured Creditor on **08-04-2025**, will be sold through E-Auction on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS" and "NO RECOURSE BASIS" on **10-12-2026**, for recovery of amount of **Rs. 19,25,19,466.46/-** (Rupees Nineteen Crores Twenty Five Lakhs Nineteen Thousand Four Hundred and Sixty Six and Paise Forty Six Only) as on 01-07-2026 together with further interest and other charges thereon at the contractual rates upon the footing of compound interest until payment/realization due to Kotak Mahindra Bank Limited, being the Secured Creditor, from the Borrower/s ,Mortgagor/s & Guarantor/s namely **M/s Gurudeva Trust** in respect of loans lent & advanced to them.

The details/description of Immovable Properties put up for auction, the Reserve Price, the Earnest Money Deposit and the Auction Schedule are mentioned below:

Name of the Mortgagor/s	Details Of Immovable Property put for E – Auction	Last date for submission of online bid	Date & Time of E-Auction	Reserve Price (Rs.)	Earnest Money Deposit (EMD) (Rs.)
M/s Gurudeva Trust	**All that piece and parcels of the immovable property measuring 10.33 acres in Karumalloor Village out of which** **1. Property admeasuring 4.05 Ares of land in Sy. No. 349/7-1** BOUNDARIES (As per Sale Deed No. 186/2007): East : Property of Hameedkutty South : Property of Gurudeva Trust West : Property of Gurudeva Trust North : Thodu	09-12-2026 upto 04:00 p.m.	10-12-2026 between 01:00 p.m. to 02:00 p.m.	Rs. 37,00,00,000.00 (Rupees Thrity Seven Crores Only)	Rs. 3,70,00,000.00 (Rupees Three Crores Seventy Only)
	2. Property admeasuring 4.05 Ares of land in Sy. No. 388/2A BOUNDARIES (As per Sale Deed No. 1758/2011): East : P.W.D. Road South : Property of Suhara & Ansar West : Property of Sefiya North : Property of Sefiya				

	3. Property admeasuring 3.91 Ares of land in Sy. No. 388/2A BOUNDARIES (As per Sale Deed No. 1777/2011): East : Property of Gurudeva Trust & P.W.D. Road South : Property of Shemir & Gurudeva Trust West : Property of Shaiba and Suja North : Property of Vendor & Shibin				
	4. Property admeasuring 4.65 Ares of land in Sy. No. 388/2A BOUNDARIES (As per Sale Deed No. 1780/2011): East : PWD Road & Property of Shebin and Safia South : Property of Shebin, Safia and Shameer West : Property of Gurudeva Trust North : Property of Shamsu				
	5. Property admeasuring 12.67 Ares of land comprised in various survey numbers BOUNDARIES (As per Sale Deed No. 187/2007): East : Property purchased from Dayanandan & Common way South : Property of Mahin and Ramanan West : Property of Abdul Karim North : Thodu & Property purchased from Dayanandan				
	6. Property admeasuring 22.26 Ares of land made up of 4.05 Ares in Sy. No. 387/2A-2 and 18.21 Ares in Sy. No. 387/2A-3 BOUNDARIES (As per Sale Deed No. 403/2010): East : Property of Gurudeva Trust South : Property of Salam and Abdu West : Panchayath Road				

	North : Property of Hemanth Kumar and Shamsudeen				
	7. Property admeasuring 7.48 Ares of land in Sy. No. 387/2B-2 BOUNDARIES (As per Sale Deed No. 646/2009): East : Property of Gurudeva Trust South : Property of Gurudeva Trust, Varghese & Shamsu West : Property of Paily Varghese North : Property of Ummar and Kalam				
	8. Property admeasuring 8.13 Ares of land in Sy. No. 349/6 BOUNDARIES (As per Sale Deed No. 1163/2006): East : Property of Abdul Karim South : Road West : Property of Hamsa North : Property of SN Gist				
	9. Property admeasuring 47.42 Ares of land in Sy. No. 388/2B BOUNDARIES (As per Sale Deed No. 2472/2009): East : Panchayath Road South : Temple premises & Property of Beena and others West : Property of Ajayan North : Property of Basheer and Mammu				
	10. Property admeasuring 2.02 Ares of land in Sy. No. 349/8-1 BOUNDARIES (As per Sale Deed No. 2564/2009): East : Property of Mahimkutty South : Property of Abdul Karim West : Property of Balachandran North : Property of Gurudeva Trust				
	11. Property admeasuring 11.46 Ares of land in Sy. No. 387/2C				

	BOUNDARIES (As per Sale Deed No. 2581/2009): East : Balance property of Beena South : Property of Jaleel West : Property of Gurudeva Trust North : Property of Gurudeva Trust				
	12. Property admeasuring 19.72 Ares of land in Sy. No. 387/2B-2 BOUNDARIES (As per Sale Deed No. 3351/2001): East : Property of Abdul Kalam and Ummar South : Property of Varghese and others West : Property of Shamsudheen North : Property of Haleema				
	13. Property admeasuring 5.26 Ares of land in Sy. No. 387/2A-2 BOUNDARIES (As per Sale Deed No. 3352/2001): East : Property of Sakkeena, Thodu & Shamsu South : Property of Shamsu and Thodu West : Manjali Road North : Property of Jameel and Sakkeena Shamsudeen				
	14. Property admeasuring 3.17 Ares of land comprised in Sy. Nos. 387/2A-3 & 387/2A-2 BOUNDARIES (As per Sale Deed No. 4459/2003): East : Property of Gurudeva Trust South : Property of Jayanandan West : Property of Gurudeva Trust North : Property of Gurudeva Trust				
	15. Property admeasuring 4.96 Ares of land in Sy. No. 387/2B BOUNDARIES (As per Sale Deed No. 252/2009): East : Property of Ummar South : Property of Gurudeva Trust &				

	Thodu West : Property of Gurudeva Trust North : Thodu & Property of Kalam and Gurudeva Trust				
	16. Property admeasuring 16.19 Ares of land comprised in Sy. Nos. 388/1, 389/2 & 389/3 BOUNDARIES (As per Sale Deed No. 740/2009): East : Property of Haleema South : Property of Kakkara Sajeevan and Abdul Salam West : Property of Gurudeva Trust North : Property of Gurudeva Trust & Haleema				
	17. Property admeasuring 16.19 Ares of land in Sy. No. 388/1 BOUNDARIES (As per Sale Deed No. 794/2009): East : Property of Haleema South : Property of Gurudeva Trust West : Property of Abdul Jaleel North : Property of Gurudeva Trust				
	18. Property admeasuring 6.07 Ares of land in Sy. No. 389/3 BOUNDARIES (As per Sale Deed No. 885/2009): East : Properties of Shamsudheen & Shaibi & Road South : Properties of Kakkara Sajeev & Abdul Salam West : Property of Gurudeva Trust North : Property of Gurudeva Trust & others.				
	19. Property admeasuring 4.08 Ares of land comprised in Sy. Nos. 388/2A & 389/3 BOUNDARIES (As per Sale Deed No. 1053/2009): East : Properties of Shamsudheen & Shaibi & Daimonmukku Road South : Properties of Kakkara Sajeev &				

	Abdul Salam West : Property of Gurudeva Trust North : Property of Gurudeva Trust & properties of Mammu, Valsan & Subramanian				
	20. Property admeasuring 7.48 Ares of land in Sy. No. 349/7 BOUNDARIES (As per Sale Deed No. 8156/2007): East : Property of Rahim South : Panchayath Road West : Property of Hameedkutty and others North : Thodu				
	21. Property admeasuring 11.70 Ares of land in Sy. No. 387/2B-2 BOUNDARIES (As per Sale Deed No. 1927/2009): East : Property of Ajayan S/o Sreedharan South : Property of Gurudeva Trust West : Property of Gurudeva Trust North : Property of Gurudeva Trust				
	22. Property admeasuring 12.54 Ares of land in Sy. No. 387/2B-3 BOUNDARIES (As per Sale Deed No. 1927/2009): East : Property of Cleatus and Joseph South : Property of Gurudeva Trust West : Property of Gurudeva Trust North : Property of Ajayan S/o Sreedharan				
	23. Property admeasuring 8.09 Ares of land in Sy. No. 387/2B BOUNDARIES (As per Sale Deed No. 1985/2009): East : Property of Gurudeva Trust South : Property of Gurudeva Trust & Way West : Property of Paily Varghese North : Property of Gurudeva Trust				

		24. Property admeasuring 1.21 Ares of land in Sy. No. 349/1B BOUNDARIES (As per Sale Deed No. 2413/2007): East : Property of Ambily South : Property of Ayyappan and others West : Property of Abdul Karim North : Property of Gurudeva Trust				
		25. Property admeasuring 3.34 Ares of land in Sy. No. 387/2A BOUNDARIES (As per Sale Deed No. 2414/2009): East : Property of Gurudeva Trust South : Property of Abdul Karim West : Property of Gurudeva Trust North : Property of Gurudeva Trust				
		26. Property admeasuring 14.16 Ares of land in Sy. No. 387/2A-2 BOUNDARIES (As per Sale Deed No. 2415/2009): East : Property of Jaleel South : Thodu West : 4 meter wide way & Property of Shamsu North : Property of Abdul Khadar				
		27. Property admeasuring 1.21 Ares of land in Sy. No. 349/1B BOUNDARIES (As per Sale Deed No. 2449/2009): East : Property of Nelpuraparambil Karim S/o Abdul Kunju South : Property of Ayyappan and others West : Property of Gurudeva Trust North : Nadapatha (pathway)				
		28. Property admeasuring 39.71 Ares of land comprised in Sy. Nos. 387/2A-2 & 387/2A-3 BOUNDARIES (As per Sale Deed No. 3462/2001): East : Property of Gurudeva Trust &				

	Varghese and others South : Property of Rahim Aboobacker and others West : Property of Shyamnadh and others North : Thodu				
	29. Property admeasuring 22.26 Ares of land comprised in Sy. Nos. 389/2 & 389/3 BOUNDARIES (As per Sale Deed No. 3961/2008): East : Private road & Property of Haleema South : Property of Haleema West : Property of Abdul Kareem North : Property of Fathima				
	30. Property admeasuring 35.00 Ares of land comprised in Sy. Nos. 387/2A-2 & 387/2A-3 BOUNDARIES (As per Sale Deed No. 4521/2001): East : Property of Gurudeva Trust & Dayanandan South : Property of Saidu Muhammed West : Property of Gurudeva Trust North : Thodu				
	31. Property admeasuring 4.05 Ares of land in Sy. No. 387/2A-2 BOUNDARIES (As per Sale Deed No. 4923/2003): East : Property of Gurudeva Trust South : Property of Hameedkutty West : Property of Gurudeva Trust North : Property of Gurudeva Trust				
	32. Property admeasuring 10.11 Ares of land comprised in Sy. Nos. 387/2A & 387/2B BOUNDARIES (As per Sale Deed No. 6375/2005): East : Property of Varghese & 3.6 meter wide way South : Property of Abdul Karim and				

	Sindhu West : Property of Gurudeva Trust North : Property of Gurudeva Trust, Shany and Ummar				
	33. Property admeasuring 22.35 Ares of land in Sy. No. 387/2B BOUNDARIES (As per Sale Deed No. 7079/2007): East : Property of Jaleel, Prasad & Thodu South : Road & Property of Shamsudheen West : Property of Shamsudheen and Ummar North : Property of Kalam				
	34. Property admeasuring 0.40 Ares of land in Sy. No. 387/2A-2 BOUNDARIES (As per Sale Deed No. 8421/2006): East : Property of SNGIST & remaining land South : Property of SNGIST West : Manakkapady – Manjaly Road North : Remaining portion of property **Together with the building bearing Karumalloor Grama Panchayath Door Nos. 10/538-C, D, E, G, H, I, J, K, L, M, N, O, P, 10/537- F, F1-F6, 10/537-B, C, G Pin – 683520, together with all its present and future superstructures there on**				

The undersigned may at his absolute discretion and on request from the prospective buyers, arrange for inspection of the properties on 03-12-2026 between 01:00 pm to 03:00 pm through his authorized representative/agent.

Important Terms and Conditions:

1) The E - Auction shall be conducted only through "On Line Electronic Bidding" through website https://www.bankeauctions.com/ on **10-12-2026** from 01.00 p.m. to 02.00 p.m. with unlimited extensions of 5 minutes duration each.
2) For details about E-Auction, the intending bidders may contact M/s. C1 India Pvt. Ltd through Mr. Dharani Krishna – Mobile +91-9948182222; email id – andhra@c1india.com
3) The intending bidders may visit the Bank's official website - https://www.kotak.com/en/bank-auctions.html for auction details and for the terms and conditions of sale.

Kotak Mahindra Bank **Kotak Mahindra Bank Ltd.,** **Registered Office:** 27, BKC, C-27, G Block, Bandra Kurla Complex, Bandra (East), Mumbai - 400051	**Branch Office:** SAS Plaza, Veekshanam Road, Ernakulam, 682035. **Corporate Identity Number -** L65110MH1985PLC038137, www.kotak.com

4) For detailed terms and conditions of auction sale, the bidders are advised to go through the portal https://www.bankeauctions.com/ and the said terms and conditions shall be binding on the bidders who participate in the bidding process.
5) It is requested that the interested Bidder/s are required to generate the login ID and password from the portal https://www.bankeauctions.com/ before uploading the bid and other documents.
6) The bid form has to be filled in the prescribed form and is to be submitted / uploaded online only along with KYC documents of the Bidder/s on the portal https://www.bankeauctions.com/ on or before 09-12-2026 upto 04.00 p.m. and the scanned copies of the duly filled and signed bid documents and KYCs of the Bidder/s should be sent by mail to by.arjundev@kotak.com and/or laiju.chacko@kotak.com. The Bidder shall write the subject of the email **"For purchase of M/s. Gurudeva Trust Property .**
7) Prospective bidders may avail online training, for generating Login ID and password and for online bidding process etc., from M/s. C1 India Pvt Ltd on above mentioned contact numbers.
8) Earnest Money Deposit (EMD) shall be deposited through RTGS/NEFT/FUND TRANSFER to the credit of **Account Name – Kotak Mahindra Bank Ltd, Account No. 06410125272001, Kotak Mahindra Bank Ltd., Nariman Point Branch, Mumbai, IFSC Code: KKBK0000958**, on or before **09-12-2026** upto 04:00 p.m. The NEFT/RTGS/FUND TRANSFER shall only be done from the account/s of the intending bidder/s only. In case of a delay in depositing the EMD and / or submission of Bid documents within the prescribed time limits due to any technical glitch, the Authorized Officer, to maximize the bid participation and inter-se bidding process, at its sole discretion and upon his satisfaction, can accept the Bid/s received after the scheduled cutoff time without giving any disclosure to any person. Any bid submitted without depositing the EMD amount shall stand automatically rejected. The EMD deposited by the proposed bidder shall not earn any interest.
9) The bid price to be submitted shall be equal to and / or above the Reserve Price and during the bidding process, bidders who have submitted bids shall improve their further offers in multiples of INR 5,00,000.00 (Rupees Five Lakh Only).
10) In case any bid is placed within last 5 minutes of the closing time of the e-auction proceeding, the closing time shall automatically and immediately get extended by another 5 minutes.
11) The successful bidder has to deposit 25% of the highest bid amount (including EMD already paid) immediately on closure of the e-auction sale proceedings or on the following working day in case business hours is closed on the day of E - Auction, in the mode stipulated as above. The balance 75% of the highest bid amount shall have to be deposited within 15 days from the date on which the acceptance /confirmation of sale is conveyed to such successful bidder or such extended period which shall be at the sole discretion of the Authorized Officer and within the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002.
12) The highest bidder will not have any right and title over the property until the Sale Certificate is issued in his favour subject to realization of entire Auction Price and other incidental expenses. Sale shall be subject to terms and conditions of E - Auction and confirmation by the Secured Creditor to that effect.
13) If the successful bidder fails to deposit the entire bid / auction amount, the amount already deposited by the successful bidder shall be forfeited and the defaulting bidder shall neither have claim on the property nor on the amounts deposited. The Authorized Officer shall be free to exercise any one or more rights available to him in terms of the provisions of SARFAESI Act, 2002 and the Security Interest Rules, 2002, in respect of the auction property.

14) On receipt of the entire sale consideration within the stipulated period as mentioned above, the Authorized Officer shall issue the Sale Certificate, the sale shall be completed thereafter, and Kotak Mahindra Bank Limited shall not entertain any claims.
15) The sale certificate shall be issued in the same name in which the Bid is submitted. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the bid shall be entertained.
16) The EMD amount, to the unsuccessful bidder/s, shall be returned by Kotak Mahindra Bank Ltd, in their accounts by way of RTGS / NEFT / Funds Transfer, within 10 (Ten) working days and without any interest.
17) The Authorized Officer has the absolute right to accept or reject a bid or postpone/cancel the notified E – Auction Sale without assigning any reason. In the event of postponement/cancellation of the E – Auction Sale after submission of the bids, EMD submitted by the bidders will be returned, without interest and in case the bids are rejected, Authorized Officer can negotiate with any of the bidders or other parties for sale of the property by private treaty.
18) In an event of failure of the E – Auction Sale for the want of bids or otherwise or for any other reason, the Authorized Officer can enter into a private treaty for sale of the property, as a whole or any part thereof, with the proposed purchaser or any other party providing an offer to purchase the property.
19) In the event where a bidder is declared as the successful bidder in the e-auction sale conducted and subsequent to that, if the auction proceedings are stayed by any Court /Tribunal, at any stage till the stage of issuance of the sale certificate and handing over the possession, including but not limited to restraining the bank from further proceedings, then the bidder shall not have any right to claim the refund of the EMD/amount so deposited by him /her or any interest on the amount so deposited towards the sale of the property. The Bank at its sole discretion will refund the money so deposited, without any interest and/or damages and/or claims and no communication will be entertained whatsoever in this regard.
20) If any bidder intends to bid for more than 1 property under auction, then the bidders has to submit separate bids for each of the properties by following the process as mentioned above.
21) The particulars of Secured Assets specified in the Schedule hereinabove have been stated to the best of the information of the Authorized Officer / Secured Creditor, but the Authorized Officer / Secured Creditor shall not be answerable for any error, misstatement or omission in this proclamation.
22) Any encumbrances are not known to the Bank. The Authorized Officer or the Bank shall not be responsible for any charge, lien, encumbrances, or any other dues to the Government or anyone else in respect of property Auctioned. 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.
23) All statutory dues/ other dues including registration charges, stamp duty, taxes etc. shall have to be borne by the purchaser.
24) All outgoings charges i.e. Municipal Taxes, Maintenance/Society charges, Electricity and Water charges and any other dues or taxes including transfer charges / fees in respect of the property put for Auction-cum-Sale under the present notice shall be paid by the successful Bidder/Purchaser solely.
25) All other incidental charges (including but not limited to security charges or maintenance charges for preservation of the property under the present auction) will be borne solely by the highest bidder from the date of issuance of Certificate of Sale, which will have to be cleared / reimbursed to the Bank before

registration of the Certificate of Sale. However at the sole discretion of the Authorized Officer, any just and reasonable delay will be considered for exemption, without setting any precedent for future.

26) As per Section 194-IA of the Income Tax Act, 1961, TDS @1% shall be applicable on the sale proceeds, if the sale consideration is Rs. 50,00,000.00 (Rupees Fifty Lakhs only) and above. The Successful bidder/purchaser deduct and deposit 1% TDS, in the name of M/s Gurudeva Trust (having PAN No.AXXXXXX03 to be borne by him from the sale price of the respective properties and deposit the same with Income Tax Department. Furthermore only 99% of the Sale price is to be remitted to the Bank. The Sale Certificate will be issued by the Bank, in favor of the Successful bidder/purchaser, only upon the receipt of Form 16B, Form 26QB and the Challan evidencing the deposit of such TDS.

27) Sale will strictly be on **"AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS", "WHATEVER THERE IS BASIS"** and **"NO RECOURSE BASIS"** on the terms and conditions as mentioned herein, however the Authorized Officer shall have the absolute discretionary right to change or vary any of the terms and conditions. The bidders are advised to make their own independent inquiries regarding any encumbrances, Search in Sub-Registrar Office and Revenue Records and Municipal Records and any administrative Government records relating to the concerned Property and shall satisfy themselves regarding the nature and description of the property, condition, any encumbrances, lien, charge, statutory dues, etc. before submitting the bid for the concerned Property. Please note that the Bank/Authorized Officer/Secured Creditor does not in any way guarantee or make any representation with regard to the fitness/title of the property/ies/assets under auction. Sale/auction will be strictly on no recourse basis.

28) It is brought to the notice of intending bidders that S.A. No. 469/2022 filed by the Borrower is pending before the Hon'ble DRT, Ernakulam. As on the date of this Sale Notice, no stay/order restraining the sale has been granted by the Hon'ble DRT. The sale is, however, subject to the outcome of the said S.A. and any further orders that may be passed by the Hon'ble DRT, Ernakulam.

29) If the dues of the bank together with all costs, charges and expenses incurred by them or part thereof as may be acceptable to the bank are tendered by/on behalf of the Borrower/s/Guarantor/s/Mortgagor/s, at any time on or before the date fixed for sale, the auction / sale of asset may be cancelled. The Authorized Officer reserves the right to accept any or reject all bids, if not found acceptable or to postpone/cancel / adjourn/discontinue or vary the terms of the auction at any time without assigning any reason whatsoever and his decision in this regard shall be final.

30) The bidders shall be deemed to have read and understood the terms and conditions of the sale and shall abide by the said terms and conditions.

31) The bidders should ensure proper internet connectivity; power back up etc., The Bank shall not be liable for any disruption due to internet failure, power failure, or technical reasons or reasons/ contingencies affecting the E-Auction proceedings.

32) Kotak Mahindra Bank Limited or its employees will not be liable for any claims from any person in respect of the property/ies put for sale.

33) The present notice is also uploaded on the Bank's official website i.e. www.kotak.com and interested parties can visit the same also.

34) The Authorized Officer / Bank shall not be responsible for any encumbrances, liens, charges, statutory dues or claims, including those arising out of any litigation or orders of competent courts/authorities.

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35) The intending bidders are advised to conduct their own independent due diligence in respect of the property and verify all aspects including encumbrances, title, court cases, statutory liabilities, etc., before submitting their bids. Participation in the auction shall be deemed to be acceptance of the above condition.

36) For inspection of the properties or for any further details kindly contact Mr. Laiju Chacko (Mobile No. +91-90371 79712) and/or Authorized Officer Mr. B Y Arjun Dev (Mobile No. +91-98809 63608) or Mr. Pranay Bharucha (Mobile no. +91-70459 28097).

In case there is any discrepancy between the publications of sale notice in English and Vernacular newspaper, then in such case the English newspaper will supersede the vernacular newspaper and it shall be considered as the final copy, thus removing the ambiguity

Place: Ernakulam, Kerala
Date : 13-11-2026

For Kotak Mahindra Bank Ltd
sd/-
Authorized Officer