



AUCTION SALE NOTICE

Date: 17th April 2025

Deutsche Bank House
4-4A Western Tower, Sunny Side,
Shafi Mohammad Road,
Thousand Lights, Chennai - 600 006
Tel +91 (44) 7130 9642

To,

1. M/s. Technor Solutions Private Limited

Represented by its Director,
No.103, Balamurugan garden, Okkiam,
Thoraipakkam, Chennai-600 097.

Also at, A6-403, Adair Akshaya homes,
Kazhipattur, Kelambakkam,
Chennai- 603 103.

2. Ms. V Radhika

A6-403, Adair Akshaya homes,
Kazhipattur, Kelambakkam,
Chennai- 603 103.

Also at, M/s. Technor Solutions Private Limited,
No.103, Balamurugan garden, Okkiam,
Thoraipakkam, Chennai-600 097.

Also at, Old No.33, New No.40, 7th Cross Street,
Shenoy Nagar, Chennai – 600 030.

3. Mr. V Tejas

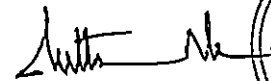

A6-403, Adair Akshaya homes,
Kazhipattur, Kelambakkam,
Chennai- 603 103.

Also at, M/s. Technor Solutions Private Limited,
No.103, Balamurugan garden, Okkiam,
Thoraipakkam, Chennai-600 097.

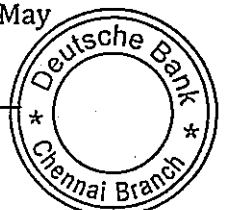
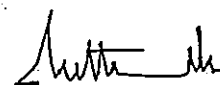
Also at, Old No.33, New No.40, 7th Cross Street,
Shenoy Nagar, Chennai – 600 030.

Dear Sirs / Madam's,

Ref: - Loan Against property Account No. 300025102170019 for an amount of Rs.88,40,000/- (Rupees Eighty-Eight Lakhs forty Thousand Only) and 300025102170028 for an amount of Rs.61,60,000/- (Rupees Sixty one lakhs sixty thousand only) and 100025102170019 Case credit facilities for an amount of Rs.1,00,00,000/- (Rupees One crore only).


1. M/s. Deutsche Bank, having its office at # 4-4A, Western Tower, Sunny Side, Shafi Mohammed Road, Thousand Lights, Chennai – 600 006 [Hereinafter called as “the Bank”], under Section 13 (2) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 [hereinafter referred to as ‘the said Act’], has taken possession on 18th October 2023 of immovable property being: - “All that piece and parcel of the Land measuring an extent of 1960 Sq. Ft., together with Building in the ground and first floor measuring an extent of 1500 Sq. Ft., of Built up area, bearing Plot No.103, In the layout of “BALAMURUGAN GARDEN” approved by M.M.D.A vide approval No. P.P.D/L.O.No.28/84 in the letter No. 11107/83/D2, dated 09.05.1984, situated at Okkiam Thoraipakkam Village, Tambaram Taluk now Sholinganallur Taluk, Kancheepuram District, Comprised in Survey No.431/1A1, as per patta bearing No 3692, New survey No 43/13, and the land bounded on the North by: Land in Survey No 432, South by: 40 Feet Road, East by: Plot no 104, West by: Plot No 102. Admeasuring: North to South on the Eastern Side: 63 feet 6 inches, North to South on the Western side: 63 feet, East to West on the Northern Side 31 feet and East to West on the Southern side: 31 feet, in all total measuring 1960 sq. ft., of land together with Building and falls within the Registration District of Chennai South and Sub Registration District of Neelangarai. (Hereinafter referred to as “the said property”).
2. You are further aware that the undersigned, for and on behalf of M/s. Deutsche Bank AG has taken possession of the above said property in furtherance of the secured debt due and payable by the borrowers and the guarantors to the tune of **Rs. 2,59,56,691.58 /-** (Rupees Two Crore Fifty-Nine Lakhs Fifty-Six Thousand Six Hundred and Ninety One and Fifty Eight Paise Only), as stated in the notice dated 06th February, 2021 issued under Section 13(2) of the SARFAESI Act,2002.
3. You are also aware that under Section 13(4)(a) of the said Act read with Rule 8 (5) of Security Interest (Enforcement) Rules, 2002, the undersigned is entitled to sell the above-mentioned property by inviting tenders from public or by holding Public Auction or by Private treaty or E-auction.
4. Now, please take notice that the said properties will be sold by the undersigned by Public Auction on 28th May 2025 (the Auction date) at 12 p.m., in the above-mentioned office. The date for inspection of the said property is fixed on 17th May



2025 between 11.00 am to 3.00 p.m. The Reserve Price in respect of sale of the said property shall be **Rs.1,68,00,000/- (Rupees One Crore Sixty-Eight Lakhs Only)**.

5. The offers for the said properties should reach the Office of the undersigned in a sealed envelope along with Demand Draft /Pay Order for **Rs.16,80,000/- (Rupees Sixteen Lakhs Eighty Thousand Only)** as Earnest Money Deposit on/before **27th May 2025** by 2.00 p.m. at Deutsche Bank A G, # 4-4A, Western Tower, Sunny Side, Shafi Mohammed Road, Thousand Lights, Chennai – 600 006. The Demand Draft/Pay Order should be drawn in favour of "M/s. Deutsche Bank AG EMD". The above amount shall be refunded to the unsuccessful bidders. On the auction date or any day thereafter, when the Bank confirms the sale, the Purchaser will be required to pay a deposit of 25% (twenty-five percent) of the sale price with the undersigned. The balance amount of the purchase price shall be paid by the Purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as may be agreed upon in writing between the parties. The sale of the said property is strictly on "as is where is and what is basis". The Bank reserves its right to reject any offer without assigning any reasons.
6. Please treat this as notice under Rule 8 sub-rule 6 of the Security Interest (Enforcement) Rules, 2002, where hereby we give you notice of thirty days that the sale of the secured asset/s on the terms mentioned above shall be effected on **28th May 2025** (Date of auction sale). It is needless to add that you are entitled to settle your loan account by making payment of our entire dues with all costs, charges and expenses any time before above date fixed for sale.
7. Please treat this as notice under Rule 8 sub-rule 6 of the Security Interest (Enforcement) Rules, 2002.

For Deutsche Bank AG


Authorised Officer
(Satheesh C)

