



DEUTSCHE BANK AG

26- 27, Raheja Towers, M G Road, Bangalore - 560001

PUBLIC NOTICE FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE & TIME OF SUBMISSION OF EMD AND DOCUMENTS 17th April 2024 up to 4:00 pm

Sale of immovable property mortgaged to Bank under Securitization and Reconstruction of Financial assets and Enforcement of Security Interest (SARFAESI) Act, 2002 (No.54 of 2002)

Whereas, the Authorized Officer of DEUTSCHE BANK AG had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on **“AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS”** for realization of Bank’s dues. The sale will be done by the undersigned through e-auction platform provided at the website: <https://www.bankeauctions.com>

DESCRIPTION OF IMMOVABLE PROPERTIES

Lot No	Name of the Branch & Account	Property Description	Demand Notice Date	Authorized Officer’s Details	EMD SUBMISSION ACCOUNT DETAILS	Reserve Price	Date/ Time of e- Auction
			Outstanding Amount (Secured debt)			EMD Minimum Bid Enhance Amount	
1.	Deutsche Bank AG , # 26- 27, Raheja Towers, M G Road,Bangalore – 560001 M/s. Callistus Offshore Services Private	House No. 51, 5 th Block, HBR Layout, Nagawara, Bangalore – 560045 Item - I All the piece and parcel of of the WESTERN Portion of	28 th September 2021 Rs. 1,10,79,256.54 as on 31-August-2021 + interest + other charges	Mr. Dhaneshwar Koganur, Mobile No. 9886227701 Email Id dhaneshwar.koganur@db.com	A/c No. 078494027010068 A/c Name – Deutsche Bank AG EMD , Name of the Beneficiary – Deutsche Bank AG IFSC- DEUT0784PBC	90,00,000.00 ----- 9,00,000.00 (10% of the Reserve Price) ----- 1,00,000.00 (Bid Inc. Amount)	19- April- 2024, 12:00 PM to 1.00 PM



	<p>Limited, Mr. Shabeerahmed and Mr. Rithwik Gururaj</p>	<p>the residential property bearing Site # 51, measuring East to West : 20 feet and North to South : 36 feet, totally Measuring : 720 square feet. & Item - II All the piece and parcel of the EASTERN Portion of the residential property of Site # 51, and WESTERN Portion of Site no.50, measuring East to West : 20 feet and North to South : 36 feet, totally Measuring : 720 square feet. All the piece and parcel Item No.1 and Item No.2 totally measuring 1440 Square feet.</p>					
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The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS".

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to



constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third party claims/ rights/ dues.

2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on **22nd March 2024** between **11 am to 3 pm**.
3. The interested bidders shall submit their EMD through Web Portal: <https://www.bankeauctions.com> (the user ID & Password can be obtained free of cost by registering name with <https://www.bankeauctions.com>) through Login ID & Password. The EMD shall be payable through NEFT in the account mentioned above. After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: <https://www.bankeauctions.com>) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015, E-mail ID : support@bankeauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Sales Enquiries : sales@bankeauctions.com, 7291981129 and for any property related query may contact Authorised Officer: Mr. **Dhaneshwar Koganur**; Mobile No :**9886227701** e-mail ID: dhaneshwar.koganur@db.com during the working hours from Monday to Saturday.
4. The interested bidder has to submit their Bid Documents (not below the Reserve Price) and required documents (mentioned in Point No. 3) on/ before **17th April 2024** upto **4.00 pm** and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer. EMD also can be deposited in the bank by way demand draft favoring "Deutsche Bank AG EMD" the same will be returned to unsuccessful bidder.
5. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Enhancement Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification
6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.
7. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
8. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and also all the statutory/ non-statutory dues, taxes, rates, assessment/electricity charges, fees etc. owing to anybody.
9. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
10. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., <https://www.bankeauctions.com> before submitting their bids and taking part in the e-Auction



11. The publication is subject to the force Majeure clause.
12. **Please treat this has notice under Rule 8(6) of the Security Interest (Enforcement) Rules,2002.**
Special Instructions
13. Bidding in the last moment should be avoided in the bidders own interest as neither the DEUTSCHE BANK AG nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 30 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which the property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Date: 07.03.2024

Place: Bangalore

Dhaneshwar Koganur Authorised Officer

DEUTSCHE BANK AG