

**PUBLIC NOTICE - AUCTION CUM SALE OF PROPERTY**

**Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002**

The undersigned is the Authorized Officer of M/s. Deutsche Bank AG, having one of its places of business at # 4-4A, Western Tower, Sunny Side, Shafi Mohammed Road, Thousand Lights, Chennai – 600 006 (“Deutsche Bank AG”) under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002( The Act ) and in exercise of powers conferred under section 13 (2) read with rule 9 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notice dated 28<sup>th</sup> March, 2024 Calling upon the Borrower(s)/ Co-borrower(s) **M/S. Shiridi Sai Tex And Readymade (“Borrower”), Mr. V Paramasivam (“Co-Borrower”) and Mrs. G Anandhavalli (“Co-Borrower”),** to repay the outstanding amount of **Rs. 1,97,20,721/- (Rupees One Crore Ninety Seven Lakhs Twenty Thousand Seven Hundred Twenty One Only),** and interest thereon within 60 days from the date of receipt of the said demand notice.

The Borrower having failed to repay the amount, notice is hereby given to the Borrower and the public in general that the undersigned has taken possession of the property mortgaged with the Bank, described herein below, to recover the said outstanding amount, in exercise of powers conferred on me under section 13(4) of the Act read with Rule 8 of the Rules.

Now, the public in general is hereby informed that the Property mentioned below would be sold by public auction on AS IS WHERE IS BASIS and AS IS WHAT IS BASIS on **23rd October 2025 at 12 p.m.,** at Deutsche Bank AG, # 4-4A, Western Tower, Sunny Side, Shafi Mohammed Road, Thousand Lights, Chennai – 600 006 by inviting bids in the sealed envelope as per the procedure and the terms and conditions stated below:

Secured Property Address	Reserve Price	EMD	Auction Date
Item No.1:- All that piece and parcel of land and building, Situated at bearing Plot No.90-A, Door No.90, Sabapathy Nagar, Madambakkam, Chennai – 600 073, (Planning Permit No.26 of 2017-2018, office Lr. No.111/2017, dated 08.05.2017, issued by executive officer, Madambakkam Town Panchayat, Chennai), measuring an extent of 1870 ½ Sq.ft., comprised in Survey No.2/1A, Patta No.3781, as per patta Survey No.2/1A4, of Madambakkam Village, Tambaram Taluk, Kancheepuram District and the land bounded on the North by: Plot No.90B, South by: Road, East by: Land in Survey No.2/1B and West by: 20 Feet Road. Measuring on the Northern side: 43 Feet, Southern side: 43 Feet, Eastern side: 45 Feet and Western Side: 42 Feet. In all measuring an extent of 1870 ½ sq.ft., or thereabouts of land together with building, and all amenities thereto and situated within the Registration District of Chennai South and Sub Registration District of Selaiyur. Item No.2:- All that piece and parcel of land and building, Situated at bearing Plot No.90-B, Door No.90, Sabapathy Nagar, Madambakkam, Chennai – 600 073, (Planning Permit No.26 of 2017-2018, office Lr. No.111/2017, dated 08.05.2017, issued by executive officer, Madambakkam Town Panchayat, Chennai),	Rs.2,90,00,000/-	Rs.29,00,000/-	23/10/2025

measuring an extent of 1870 ½ Sq.ft., comprised in Survey No.2/1A, Patta No.3780, as per patta Survey No.2/1A3, of Madambakkam Village, Tambaram Taluk, Kancheepuram District and the land bounded on the North by: Plot No.84, South by: Plot No.90A, East by: Land in Survey No.2/1B and West by: 20 Feet Road. Measuring on the Northern side: 43 Feet, Southern side: 43 Feet, Eastern side: 45 Feet and Western Side: 42 Feet. In all measuring an extent of 1870 ½ sq.ft., or thereabouts of land together with building, and all amenities thereto and situated within the Registration District of Chennai South and Sub Registration District of Selaiyur.			
---	--	--	--

The particulars in respect of the Property have been stated to the best of the information and knowledge of the Bank, who shall however not be responsible for any error, misstatement or omission in the said particulars. The Tenderer(s) / Offerer(s) / Prospective Bidder/Purchaser(s) are therefore requested, in their own interest, to satisfy himself / themselves/ itself with regard to the Property before submitting the tenders. To the best of the Bank's knowledge, there are no encumbrances on the Property and Bank has the right of sale of Property in compliance with due process of law.

#### **TERMS & CONDITIONS OF PUBLIC AUCTION:**

1. The property can be inspected on **08<sup>th</sup> October 2025** between 11am to 3pm. The bids shall be submitted in a sealed envelope to the office of undersigned along with a Demand Draft /Pay Order of be **Rs.29,00,000/- (Rupees Twenty Nine Lakhs Only)** towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG EMD" so as to reach the office of Deutsche Bank AG at, # 4-4A, Western Tower, Sunny Side, Shafi Mohammed Road, Thousand Lights, Chennai - 600006 on or before **22<sup>nd</sup> October 2025 by 2 pm**. The earnest money deposit shall not carry any interest. Along with bid form the proposed bidder shall also attach his/her identity proof, proof of residence (such as copy of the passport, election commission card, ration card driving license etc.) and a copy of the PAN card issued by the Income Tax department.
2. The interested bidders can also 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>). The EMD shall be payable through NEFT in A/c No. 078494027010068, A/c Name – Deutsche Bank AG EMD, Name of the Beneficiary – Deutsche Bank AG, IFSC- DEUT0784PBC. 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 on or before **22nd October 2025 by 2 pm** (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. And 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.
3. Offers that are not duly filled up or offers unaccompanied by the EMD or received after the date and time prescribed herein will not be considered / treated as valid offers, and accordingly shall be rejected. No interest shall be payable on the EMD.
4. 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](mailto:support@bankeauctions.com), Support Helpline Numbers: 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Sales Enquiries: [sales@bankeauctions.com](mailto:sales@bankeauctions.com), 7291981129. 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.

5. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the Bid Enhancement Amount of Rs. 1,00,000/- (Rupees One Lakh Only) 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 after confirmation of the sale of the Property or such extended period as may be agreed upon in writing by the parties. In default of payment of entire consideration within the stipulated time, the Bank shall be at liberty to forfeit the EMD and/or any other payment made by the purchaser and proceed with re-auction of the Property. The defaulting purchaser shall forfeit all claims to the Property or to any part of the sum for which it may be subsequently sold.
7. 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.
8. All payments shall be made by the purchaser by means of the Demand Draft/Pay Order favoring "Deutsche Bank AG".
9. On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee and would hand over the possession of the Property to the purchaser.
10. The said Immovable Property described in the Schedule herein above shall remain and be at the sole risk of the Purchaser in all respects including loss or damage by fire or theft or other accidents, and other risk from the date of the Confirmation of the sale by the undersigned Authorised Officer. The Purchaser shall not be entitled to annul the sale on any ground whatsoever.
11. For all purposes, sale of the said property is strictly on "AS IS WHERE IS BASIS and AS IS WHAT IS BASIS". To the best of the knowledge and information of the authorised officer of the Bank, no other encumbrances exist on the property.
12. All expenses relating to Stamp Duty, Registration Charges, Transfer Charges and any other charges in respect of the Property shall be borne by the purchaser. All outgoing, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or any other dues including over dues in respect of the Property shall be paid by the successful purchaser.
13. The Bank is not bound to accept the highest offer or any or all offers, and the Bank reserves its right to reject any or all bid(s) without assigning any reasons.
14. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings.

This Notice is also notice to the abovesaid Borrower under Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002.

**Sd/-**

Dated: 16<sup>th</sup> September 2025  
Place: Chennai

Authorized Officer- Deutsche Bank AG

Contact Numbers: 09841822229, 09962116688