



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

AUCTION SALE NOTICE

Date: 13th February 2025

To,

Mr. K Kamalaguhan

S/o. Late Mr. B Karthikeya Prabhu

[Only Surviving Legal Heir of below 1 to 4

1. Late Mrs. K Thenmozhi W/o Late Mr. B Karthikeya Prabhu (Borrower),
2. Late Mr. B Karthikeya Prabhu S/o Late Mr. V Balasubramanian (Co Borrower),
3. Late Mr. V Balasubramanian (Co Borrower) and
4. Late Mr. B Bala Guhan S/o Late Mr. B Karthikeya Prabhu]

Presently living at:

No.26, Cross Street, Joseph Colony, Adambakkam,
Chennai – 600 088

Also having residence at:

No.2/872, New No.1/53, Plot No.57,
3rd Street, Sowmiya Nagar, Perumbakkam,
Medavakkam, Chennai – 600 100

Ref:- Loan Against property Account No. **300035997740019** for an amount of **Rs.2,00,00,000/- (Rupees Two Crores Only)** and Guaranteed Emergency Credit Line (GECL) Loan Account No. **320035997740019** for an amount of **Rs.28,90,000/- (Rupees Twenty-Eight Lakh Ninety Thousand Only)** with Deutsche Bank AG (“Bank”).

Dear Sirs / Madam’s,

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 05th October 2024** of immovable property being:-

“All that piece and parcel of land and building, land Measuring 1 Ground 50 Sq.ft., comprised in Survey No.429/1, bearing Plot No.57, Door No.1/53, Sowmiya Nagar, 3rd Street, Perumbakkam, Chennai – 600100. Situate within



Chairman of the Supervisory Board: Alexander R. Wynaendts.



Management Board: Christian Sewing (Chairman), James von Moltke, Fabrizio Campelli, Bernd Leukart, Alexander von zur Mühlen, Laura Padovani, Claudio de Sanctis, Rebecca Short, Stefan Simon, Olivier Vigneron.

Deutsche Bank Aktiengesellschaft domiciled in Frankfurt am Main; incorporated in the Federal Republic of Germany as a limited liability corporate identity;

Local Court of Frankfurt am Main, HRB No 30 000; VAT ID No De114103379; Corporate office in India: Deutsche Bank House, Hazarimal Somani Marg, Fort, Mumbai 400001.
www.db.com

perumbakkam village, Saidapet Taluk, Chengalpattu District in the Registration, District of Madras South and in the Registration Subdistrict of Tambaram. Bounded on the North By: Plot No. 34; South By: 30 Feet Road; East By: Plot No.58; West By: Plot Nos.65. Measuring on the East to west on the Northern Side – 35 Feet; East to West on the Southern Side – 35 Feet; North to South on the Eastern Side 70 Feet and North to South on the Western Side – 70 Feet. (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.2,56,06,111.57 /- (Rupees Two Crore Fifty Six Lakhs Six Thousand One Hundred and Eleven and Fifty Seven Paise Only)**, as stated in the notice dated **30th November, 2022** 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 **12th March 2025** (the Auction date) at 12 pm., in the above-mentioned office. The date for inspection of the said property is fixed on 24th February 2025 between 11.00 am to 3.00 pm. The Reserve Price in respect of sale of the said property shall be **Rs.1,53,00,000/- (Rupees One Crore Fifty Three 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.15,30,000/- (Rupees Fifteen Lakhs Thirty Thousand Only)** as Earnest Money Deposit on/before **11th March 2025** by 2.00pm. 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 **12th March 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
(Sathesh C)

