

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 notices dated 31st March, 2022 Calling upon the Borrower(s)/ Co-borrower(s) **M/s. Shree Padam Automobiles, Mr.Padamchand Lodha, Mrs.Jayashree Lodha** to repay the outstanding amount of **Rs.1,64,28,948.48/- (Rupees One Crore Sixty Four Lakhs Twenty Eight Thousand Nine Hundred And Forty Eight Rupees And Forty Eight Paise Only)**, as on 23rd February 2022, 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 **05th June 2024 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
All that piece and parcel of property being, Flat No. 5, in Second Floor Back Portion measuring 1685 Sq.ft., super built-up area, and for a reserved Car Park measuring 160 Sq.ft., together with 359 Sq.ft., Undivided share in Land bearing Municipal Oldest Door No.13/9, Oldest Door No.66, Old Door Nos. 66/1 to 66/11, New Door Nos. 30/1 to 30/11, Jermiah Road, Vepery, Chennai – 600007, comprised in O.S.No.1477, R.S.No.899, in Block No.17, Purasawakkam Division, measuring 4 grounds and 692 Sq.ft., bounded on the: North By: R.S.No. 900; South By: Jermiah Road; West By: R.S.No.898; East By: R.S.No.901; Situate within the Registration District of Central Madras, and Registration Sub District of Periamet.	Rs.1,50,00,000/-	Rs.15,00,000/-	05/06/2024

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 **23rd May 2024** 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.15,00,000/- (Rupees Fifteen 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 **04th June 2024** 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 **04th June 2024** (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, Support Helpline Numbers: 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Sales Enquiries: 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. 50,000/- (Rupees Fifty Thousand 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 handover 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 basis what is". 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 outgoings, 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.
15. In case all the dues together with all costs, charges and expenses incurred by the Bank are tendered by the above-named Borrower at any time before the date fixed for sale of the property under Sec 13(8) of the Act, then the Property will not be sold, and all the bids received from the prospective bidders shall be returned to them without any liability/claim against the Bank.

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

Dated: 24th April 2024
Place: Chennai

Sd/-

Authorized Officer- Deutsche Bank AG

Contact Numbers: 09841822229, 09962116688