

**APPENDIX- IV-A**

**[See proviso to rule 8 (6)]**

**E-Auction Sale notice for sale of immovable property**

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the Borrower(s) / Guarantor(s) that the below described immovable property(s) charged/mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **DBS Bank India Limited, Namakkal Branch** (with effect from November 27, 2020 the entire business of The Lakshmi Vilas Bank Limited has been transferred to DBS Bank India Limited pursuant to The Lakshmi Vilas Bank Limited (Amalgamation with DBS Bank India Limited) Scheme, 2020 dated November 25, 2020), will be sold on “As is where is”, “As is what is” and “Whatever there is” on below mentioned date for recovery of **Rs.1,09,64,239.96 (Rupees One Crore Nine Lakh Sixty Four Thousand Two Hundred and Thirty Nine and Paise Ninety Six only)** as on 31.12.2024, along with further interest and expenses incurred, due to DBS Bank India Limited, Namakkal Branch, the secured creditor, from the borrower, **M/s. Sathyam Agencies, Proprietor: Mr. G. Baskaran**, No. 153 C-9, R. Gopal Complex, Salem Road, Namakkal – 637 001, Residing at: **Mr. G. Baskaran, S/o. Mr. Govindasamy**, D. No. 80-E4, Pon Kailash Gardens, Savadi Street, R.P. Pudur, Namakkal – 637 001 and **Mrs. B. Nirmala, W/o. Mr. G. Baskaran**, D. No. 80-E4, Pon Kailash Gardens, Savadi Street, R.P. Pudur, Namakkal – 637 001.

Details of date and time of E-Auction, reserve price and Earnest Money Deposit.

Date & Time of E-Auction:	On 13.03.2025 between 11.30 A.M to 01.30 P.M. with auto time extension of 5 minutes each, till sale is concluded.
Reserve Price	Rs.1,05,00,000.00 (Rupees One Crore Five Lakh only).
Earnest Money Deposit (EMD) & EMD payment details	EMD - Rs.10,50,000.00 (Rupees Ten Lakh Fifty Thousand Only). EMD shall be payable through NEFT/RTGS in the following account: <ul style="list-style-type: none"> <li>• Bank &amp; Branch Name: DBS Bank India Ltd., Mumbai.</li> <li>• Account No.: 811ASSETCCLVBINR,</li> <li>• IFSC: DBSS0IN0811 (5th &amp; 8th characters are number “ZERO”).</li> </ul>
Last date & time for payment of EMD & submission of tender form	On or before 12.03.2025 within 4.00 P.M.

Address/place for submission of tender form and contact details	DBS Bank India Ltd., Namakkal Branch, Ponnusamy Complex, No. 377/115-B1, Ground Floor, Salem Road, Namakkal – 637 001. Mobile: 96594 40064 / 78718 73834.
Increment Bid Amount	Rs.50,000.00 (Rupees Fifty Thousand only)
Date and time fixed for inspection on the property.	On 04.03.2025 from 10.00 A.M. to 4.00 P.M.

### **DESCRIPTION OF IMMOVABLE PROPERTY**

#### **Property owned by Mr. G. Baskaran:**

In Namakkal District, Namakkal Registration District, Namakkal Joint I Sub - Registration District, Namakkal Taluk, Nalliapalayam Group, Muthalaipatti Village, VIP Nagar, Old SF. No. 295/3A1 and 295/2B1, New SF. No. 295/2B1A, in this house site bearing Plot Nos. 52 & 53, within the following boundaries: -

- ❖ North of - 23 feet width East - West pathway,
- ❖ South of - Plot No. 46 and 47,
- ❖ East of - 25 feet width North – South pathway,
- ❖ West of - Plot No. 54.

Within these admeasuring, East - West on the both sides - 60 feet, North- South on the both sides - 50 feet, totaling an extent of 3000 sq. ft. of land with all liberties, usual pathway rights and easement rights thereto. The above property is presently situated at Muthalaipatti Panchayat limit.

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's / Secured Creditor's website i.e., <https://go.dbs.com/corpimportantannouncements> also at the web portal <https://bankauctions.in> of the E-Auction service provider M/s 4 Closure (bankauction.in). The E-Auction will take place on the website of E-Auction service provider M/s 4 Closure (bankauction.in). The publication is also a statutory 30 days' notice to the borrower/guarantor/mortgagor under SARFAESI Act.

**DATE: 31.01.2025**

**PLACE: NAMAKKAL**

**AUTHORIZED OFFICER**

**DBS BANK INDIA LIMITED**