

APPENDIX- IV-A

[See proviso to rule 8 (6)]

E-Auction Sale notice for sale of immovable properties

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 a sum of **Rs.1,82,18,397.65 (Rupees One Crore Eighty Two Lakh Eighteen Thousand Three Hundred and Ninety Seven and Paise Sixty Five only)** in the **LBC account** and **Rs.8,36,648.00 (Rupees Eight Lakh Thirty Six Thousand Six Hundred and Forty Eight only)** in the **FITL account, totally Rs.1,90,55,045.65 (Rupees One Crore Ninety Lakh Fifty Five Thousand and Forty Five and Paise Sixty Five only)** as on 31.01.2025, along with further interest and expenses incurred, due to DBS Bank India Limited, Namakkal Branch, the secured creditor, from the borrower, **M/s. Hareeshva Agencies, Represented by its Partners: Mr. K. Sivaraja and Mrs. S. Parameswari**, No. 297/109, KKP Vaiyapuri Complex, Salem Road, Namakkal – 637 001, Also having address at: No. 122, Samiappan Colony, Sendamangalam Road, Namakkal – 637 001, Also having address at: No. 68/48B & 66/48C, 48D, Mohanur Road, Opp. to Sri Ayyappan Temple, Namakkal – 637 001, **Mr. K. Sivaraja, (Partner)**, S/o. Late. M. Kuttiyannan, No. 134, Kandamalai Nagar, Rasikumaripalayam Street, Mohanur Town, Namakkal – 637 015 and **Mrs. S. Parameswari, (Partner)**, W/o. Mr. K. Sivaraja, No. 134, Kandamalai Nagar, Rasikumaripalayam Street, Mohanur Town, Namakkal – 637 015.

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

Date & Time of E-Auction:	<p>On 27.03.2025,</p> <p>Item No.1 - Between 11.30 A.M to 01.30 P.M. and</p> <p>Item No.2 - Between 01.30 P.M to 03.30 P.M.</p> <p>with auto time extension of 5 minutes each, till sale is concluded.</p>
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Reserve Price	Item No.1	Rs.1,10,00,000/- (Rupees One Crore Ten Lakh only)
	Item No.2	Rs.1,41,00,000/- (Rupees One Crore Forty-One Lakh only)
Earnest Money Deposit (EMD) & EMD payment details	Item No.1	Rs.11,00,000/- (Rupees Eleven Lakh only)
	Item No.2	Rs.14,10,000/- (Rupees Fourteen Lakh Ten Thousand only)
	EMD shall be payable through NEFT/RTGS in the following account: <ul style="list-style-type: none">• Bank & Branch Name: DBS Bank India Ltd., Mumbai.• Account No.: 811ASSETCCLVBINR,• IFSC: DBSS0IN0811 (5th & 8th characters are number "ZERO").	
Last date & time for payment of EMD & submission of tender form	On or before 26.03.2025 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 properties.	On 19.03.2025 from 10.00 A.M. to 4.00 P.M.	

DESCRIPTION OF IMMOVABLE PROPERTIES

Item No. 1 - Property owned by Mr. K. Sivaraja:

In Namakkal Registration District, Mohanur Sub-Registration District, Namakkal Taluk, now Mohanur Taluk, Rasipalayam Village, in Old SF. No.150 / 2D, New SF. No.150 / 2D10 (present Subdivision No.150 / 2D11) in this an extent of 4000 Sq. ft. out of Ac.1.17 divided into house sites situated within the following boundaries,

- ❖ East of - Land of Subramani,
- ❖ West of- Land of another Subramani,
- ❖ North of- Lands of Ramasamy Vagayara and Sellappa Gounder Vagayara,
- ❖ South of- Common Pathway.

Within this the property measuring,

- ❖ East-West on the both sides - 40 feet
- ❖ North-South on the both sides - 100 feet

Totaling to an extent of 4000 Sq. ft. of vacant land and common pathway rights thereon. This property is situated in Rasikumaripalayam Street, within the limits of Mohanur Town Panchayat.

Item No. 2 - Property owned by Mr. K. Sivaraja:

In Namakkal Registration District, Mohanur Sub-Registration District, Namakkal Taluk, now Mohanur Taluk, Rasipalayam Village, in Old SF. No.151 / 2A, New SF. No.151 / 2A15H, in this an extent of Acre.0.05 and Old SF. No.151 / 2B, New SF. No.151 / 2B7, in this an extent of Acre.0.18½, totaling Acre 0.23½ of land within the following boundaries,

- ❖ East of - 20 feet Pathway,
- ❖ West of- Land of Asaithambi Vagayara,
- ❖ North of- Land of Kaliammal,
- ❖ South of- Land of S.M. Vaiyapuri,

This property is situated in Rasikumaripalayam Street, within the limits of Mohanur Town Panchayat.

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: 14.02.2025

PLACE: NAMAKKAL

AUTHORIZED OFFICER

DBS BANK INDIA LIMITED