

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 Securitisation 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 / Guarantor that the below described immovable properties mortgaged/charged to the Secured Creditor, will be sold on "As is where is", "As is what is" and "Whatever there is" on the below mentioned date for recovery of

BORROWERS NAME	OUTSTANDING BALANCE
M/s.Royal Steel Traders	Rs.1,23,65,785.00
M/s.Al Madhina Steel Traders	Rs.65,06,535.00
Total	Rs.1,88,72,320.00

Rs.1,88,72,320/- (Rupees One Crore Eighty Eight Lakh Seventy Two Thousand Three Hundred and Twenty Only) as on 31 March 2025, along with future interest and other cost and recovery expenses incurred and recoverable by DBS Bank India Limited, Annasalai from

- 1) Mr.S.Ibrahim, Proprietor of M/s.Royal Steel Traders and Guarantors Mrs.I.Kamarunisha and Mr.P.Mohammad Yusuf and Mr.S.Ibrahim.
- 2) Mr.P.Mohammad Yusuf Proprietor of M/s.Al Madhina Steel Traders and Guarantors Mr.S.Ibrahim, Mrs.I.Kamarunisha and Mr.P.Mohamad Yusuf.

The details of date and time of auction, reserve price and earnest money deposit.

Date and time of E Auction:	30 th April 2025 at 11.00 AM to 1.00 PM
Last date & time for submission of EMD	29 th April 2025, before 4:00 PM. EMD of Item No.1 - Rs.15,34,565/- (Rupees Fifteen Lakh Thirty Four Thousand Five Hundred and Sixty Five Only) Item No.2 - Rs.32,95,352/- (Rupees Thirty Two Lakh Ninety Five Thousand Three Hundred and Fifty Two Only) shall be payable through NEFT/RTGS in the following account: Bank - DBS Bank India Limited – Account No. 884LIABICCUSUINR , IFSC: DBSS0IN0811 (DBSS Zero IN Zero Eight One One).
Reserve Price	Item No.1 - Rs.1,53,45,650/- (Rupees One Crore Fifty Three Lakh Forty Five Thousand Six Hundred and Fifty Only) Item No.2 - Rs.3,29,53,520/- (Rupees Three Crore and Twenty Nine Lakh Fifty Three Thousand Five Hundred and Twenty Only)

Description of Immovable Property

ITEM No. I

All that piece and parcel of vacant land situated at Tiruvallur District, Ambattur District, Ambattur Taluk, Mannur Village, as per Patta No.262, comprised in S No.20/1 (part), New S No.20/10, bearing Plot No.3, Coromandel Town, Mannurpet, Chennai, measuring an extent of 2,511 Sq Ft and in irregular shape and bounded on the :

North by : Plot No.2
South by : Land in S No.21/1
East by : Plot No.4
West by : Land in S No.21/1

Situated within the Sub Registration District of Chennai North and Sub Registration District of Konnur.

ITEM No. II (Part A)

All that piece and parcel of House, Ground and Premises bearing Corporation present Door No.12 (Old Door No.2) Kulandaivelu Street, Purasawalkam , Chennai -600 007, comprised in O S No.1330, R S No.1304, C C No.650, Block No.23 in Purasawakkam Village, Purasawakkam Perambur Taluk, measuring 1368 Sq Ft or thereabouts and bounded on the :

North by : Vadamalai Pillai Street in R S No.1293
South by : Kulandaivelu Street in R S No.1306
East by : House of Chanadraseskaran in R S No.1303
West by : House of Shanmugasundara Mudaliar in RS No.1305/2

Situated within the Sub Registration District of Central Chennai and Sub Registration District of Purasawakkam Taluk.

ITEM No. II (Part B)

All that piece and parcel of the Northern portion of the House, Ground and premises, bearing Corporation present Door No.41 (Part) (old Door No.11) Kulandaivelu Street, Purasawakkam, Chennai-600 007 having access from Vadamali Pillai Street, Comprised in O S No.1329 (Part) R S No.1305/2, C C No.1603, Block No.23 in Purasawakkam Village, Purasawakkam Perambur Taluk, measuring 510 Square Feet or thereabouts and bounded on the :

North by : Vadamalai Pillai Street in R S No.1293
South by : Kulandaivelu Street in R S No.1306
East by : Property bearing Old No.12, Kulandaivelu Street
West by : Property bearing No.10, Kulandaivelu Street

Situated within the Sub Registration District of Central Chennai and Sub Registration District of Purasawakkam Taluk.

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 service provider M/s.4closure.

Date: 16 March 2025
Place: Chennai

Authorized Officer