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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(s) that the below described immovable properties mortgaged / charged to the Secured Creditor, the symbolic possession of which has been taken by the Authorised Officer of DBS Bank India Limited. The secured assets will be sold "As is where is", "As is what is" and "Whatever there is" basis for recovery of ₹14,17,91,693.30 (Rupees fourteen crore seventeen lakh ninety one thousand six hundred ninety three and paise thirty only) as on 28 May 2024 interest from 29 May 2024 and applicable charges due to DBS Bank India Limited, City Market Branch, Bengaluru, the Secured Creditor from Borrowers: M/s. Vinayak Cars Private Limited, #219/11, Palace Orchards, Sadashivnagar, Ballari Road, Ramana Maharshi Road, Bengaluru – 560080, Also at: #14, HDFC Bank, Langford Road, Richmond Road, Opp: Langford Gardens, Bengaluru – 560025, represented by Sri. A. Suresh Kumar Bafna, (Director / Guarantor), S/o. Sri. Askaran Bafna, #A-104, Mantri Greens, #1, Sampige Road, Near Mantri Mall, Malleshwaram, Bengaluru – 560003, Also At: # C 1605, Mantri Greens, #1, Sampige Road, Near Mantri Mall, Malleshwaram, Bengaluru – 560003, Sri N. Jayakumar, (Director / Guarantor), S/o. Sri Nemichand Jain, #156, Trunk Road, Poonamallee, Thiruvallur District, Chennai – 600056, Tamil Nadu, Smt. Rajakumari J., (Director / Guarantor), W/o. Sri. Jayakumar, #156, Trunk Road, Poonamallee, Thiruvallur District, Chennai – 600056, Tamil Nadu, Sri Mahaveer Chand Bafna, (Director / Guarantor), S/o. Sri. Askaran Bafna, #46, Vinobaji Street, Mannargudi – 614001, Thiruvarur District, Tamil Nadu, Also at: 158/7, Sydenham's Road, Periamet, Chennai-600003 and Smt. Narayani Pratap (Director / Guarantor), W/o. Sri. A. Prathap Bafna, #1, Big Bazar Street, 156, Mannargudi – 614001, Thiruvarur District, Tamil Nadu.

Date of E Auction:	09 July 2024 at 12:00 PM to 1:00 PM
Last date, time and place for EMD	08 July 2024, before 3:00 PM, DBS Bank India Limited, Regional Recovery Head, SAM – office at: # 460/2, PTK Complex, 8 th B Main, Jayanagar 4 th Block, Bengaluru-560011, 8106566658/ 7387072130.
Reserve Price	₹5,50,00,000.00 (Rupees five crore fifty lakh only)
EMD	₹55,00,000.00 (Rupees fifty five lakhs only) DD/PO/BC/NEFT/RTGS favoring DBS Bank India Limited – Account No. 884LIABICCUJINR, IFSC: DBSSOIN0811, Mumbai branch.

Description of Immovable Property:

All that piece and parcel of land situated at Chittoor District, Vijayapuram Mandal No. 47, Maharajapuram Village, comprised in Dry S. No. 114/1B, with an extent of 1 Acre 98 cent, Dry S. No. 165/2B1, with an extent of 4 cent, Dry S. No. 165/2B2, with an extent of 3 Acre 21 cent, and Dry S. No. 165/2B4 with an extent of 3 Acre 47 cent (Total Acre 8.70 cents) situated within the registration District of Sri Balaji and sub-registration District of Pichatur, standing in the name of Sri N. Jayakumar S/o. Sri. N. Nemichand.

Dry S. No. 114/1B, with an extent of 1 Acre 22 cent, Dry S. No. 165/2B1, with an extent of 4 cent Bound:
On the East by land belonging to Renuka Textile Processors Limited, On the West by Maharajapuram

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New Delhi - 110001
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Road, On the North by lands belonging to Sri. Veeraraghavulu, On the South by land belonging to Renuka Textile Processors Limited.

Dry S. No. 165/2B2, with full extent of 2 Acres 00 cent, Bound: On the East by land belonging to Renuka Textile Processors Limited, On the West by Maharajapuram Road and land belonging to Smt. V. Rajeswari, On the North by land belonging to Renuka Textile Processors Limited, On the South by land belonging to Renuka Textile Processors Limited and land belonging to Smt. V. Rajeswari.

Dry S. No. 165/2B2, with extent of 1 Acre and 21 cent and S. No. 114/1B with extent of 76 cent, Bound: On the East by Cheravu drainage kalva paramboku, On the West by Maharajapuram village road, On the North by all types of land belonging to Sri Veeraraghavulu, On the South by land belonging to Renuka Textile Processors Limited.

Dry S. No. 165/2B4, with full extent of 3 Acre and 47 cent, bound: On the East by Cheravu kaluju kalva paramboku, On the West by land belonging to Smt. V. Rajeswari, On the North by land belonging to Renuka Textile Processors Limited, On the South by land belonging to the seller and Tiruttani Chennai Trunk Road.

For more detailed terms and conditions:

- 1.) Please visit the E Auction Service Provider's website at: <https://bankauctions.in>
- 2.) Please visit our bank website at: <http://go.dbs.com/corpimportantannouncements>

Date: 31 May 2024

Place: Bengaluru

Authorised Officer
DBS Bank India Limited
SAM - Bengaluru

APPENDIX- IV-A

[See proviso to rule 8 (6)]

E Auction Sale notice for sale of immovable properties

Terms & conditions for E-Auction:

1. Auction/bidding shall only be through "Online electronic mode" through the website of the Service Provider website <https://bankauctions.in> of our e-auction service provider M/s 4closure.
2. The bidders may participate in e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. Bank/Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure, etc. For details, help, procedure, registration, auction bid forms, detailed terms & conditions and online training on e-auction, prospective bidders may contact the Service Provider viz., website <https://bankauctions.in> of our e-auction service provider M/s 4closure, for auction bid form and detailed terms and conditions which are annexed to the bid form. The helpline No. to get

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assistance during the entire process is M/s.4closure, Hyderabad Help Line No.040-23836405 and +91-814200066/62 and e-mail info@bankauctions.in and Sri. M. Srinivasulu, Mobile No. +91-8142000809 (Bengaluru) and E-mail: srinivas@bankauctions.in well in advance and get the User ID and password. Only the password may be changed on receiving it.

3. Bidders are advised to go through the website <https://bankauctions.in> for detailed terms and conditions of auction sale & auction application form before submitting their Bids for taking part in the e-auction sale proceedings.
4. Bids once made shall not be cancelled or withdrawn. All bids made from the user ID given to bidder will be deemed to have been made by him/her only.
5. All bidders shall be deemed to have read and understood the terms and conditions of sale and be bound by them.
6. Only buyers holding valid User ID/ Password and confirmed payment of NEFT/RTGS shall be eligible for participating in the e-Auction process.
7. For other terms and conditions, please visit E-Auction service provider's website <https://bankauctions.in>

Other Terms and Conditions:

1. To participate in the e-auction, intending bidders must deposit 10% of the reserve price as mentioned above as refundable EMD in the form of PO / DD / BC/NEFT/RTGS of Bank favouring as shown above, before the time and dates specified above. EMD will not carry any interest.
2. The Sale will be on "AS IS-WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" basis.
3. The property will not be sold below the Reserve Price.
4. In case the bidder is a company/LLP/ firm, a copy of the resolution passed by the Board of Directors/ authority letter, authorising the person to participate in the auction on behalf of the company/LLP/firm should be submitted.
5. The incremental bid is fixed at a minimum of ₹1,00,000.00 (Rupees one lakhs only) and the properties will be sold in favour of the highest bidder.
6. The successful bidder should pay 25% of the bid amount (inclusive of EMD) immediately on the same day by NEFT/RTGS favouring A/C No 884LIABICCUSUINR, IFSC: DBSSOIN0811, Mumbai branch and balance 75% of the bid amount within 15 days thereafter. If the successful bidder defaults in effecting payment or fails to adhere to the terms of Sale in any manner, the amount already deposited will be forfeited and he / she shall not have any claim on such forfeited amount or to the properties, which shall be sold subsequently.
7. The bidder being an individual/ firm/ LLP/ Company/ Director must ensure that he/ she shall not be a bankrupt/ insolvent or representing a firm/ LLP/ a Company in CIRP proceeding / liquidation while submitting the bid/ participating in the e-auction sale and must also ensure legal capacity to participate in the bid, failing which the amount already deposited will be forfeited and he / she shall not have any claim on such forfeited amount or to the property, which shall be sold subsequently.
8. A financial defaulter/ Willful defaulter to any financial institution would not be eligible to participate in the auction process. If the defaulter fails to disclose the fact while submitting the bid and Authorized Official comes to know the fact during the verification process, the defaulter will be disqualified from the auction process and the amount already deposited will be forfeited and he / she shall not have any claim on such forfeited amount or to the property, which shall be sold subsequently.
9. On confirmation of sale by the Authorised Officer and if the terms of the payment have been complied with, the Authorised Officer exercising the Power of Sale shall issue a 'Sale Certificate'

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of immovable properties in favour of the successful purchaser in the form given in appendix V of Securitization Act 2002.

10. Sale Certificate will be issued / registered in the name of successful bidder only who should produce copy of PAN card / ID proof before issue of Sale Certificate.
11. The EMD of the unsuccessful bidder will be returned immediately on conclusion of the Auction.
12. At any stage of the e-auction, the Authorised Officer shall have the power to accept or reject bids or postpone / cancel the e-auction without assigning any reason thereof including addition or deletion of other terms and conditions.
13. If the Sale Price is more than ₹ 50,00,000/- (Rupees Fifty Lakh only) then the auction purchaser/successful bidder must deduct 1 % applicable TDS of Sale Price in the name of the owner of the property & remit it to Income Tax Department as per section 194 IA of Income Tax Act and only balance amount of Sale Price must be remitted to the Bank. The Sale Certificate will be issued only on receipt of Form 26QB & Challan for having remitted the TDS.
14. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and all the statutory/ non-statutory dues, taxes, rates, assessment charges, fees etc. owing to anybody.
15. All other charges, expenses like conveyance, electricity, WSSB, legal, stamp duty, registration fee, arrears of tax charged, etc., if any, shall be borne by the purchaser/bidder. Bidders shall produce copy of Proof of Identity, Proof of Address and Pan Card.
16. The properties under auction are free of all encumbrances. Encumbrances if any created without the notice of the Secured Creditor by the property owner, will be the sole lookout of the successful bidder.
17. The intending purchaser before participating in the e-auction must take independent title search report from an Advocate/law firm and must have complete knowledge about the title flow and must be also aware about the list of the documents deposited by the borrower/mortgager with the bank. The intending purchaser must make necessary arrangements to obtain the remaining title documents if any required for execution of the sale certificate from the SRO and/ or other government departments.
18. Property owners have filed Civil suits 1.) WP no. 22106/2023 - Hon'ble High Court of Karnataka, Bengaluru bench and 2.) OS no. 6619/2023 - City Civil Court, Bengaluru and have also registered FIR in Crime No. 71/2022 before Sadhashivnagar Police Station, Bengaluru, but there is no stay order against our bank for sale of the subject properties for recovery of dues.
19. The bank shall not be responsible for any error, misstatement for omission in this proclamation. The other terms and conditions if any will be notified at the place of e-auction.
20. For further details, please contact the Regional Recovery Head, SAM – Bengaluru, #460/2, PTK Complex, 8th B Main, Jayanagar 4th Block, Bengaluru - 560011, 8106566658/ 7387072130.
21. It shall be the responsibility of the bidders to inspect and satisfy themselves about the assets and specification before submitting the bid. The inspection of properties put on auction will be permitted to interested bidders at sites as mentioned against the property description. For inspection of the properties and other particulars, the intending bidders may visit the secured assets between 10:00 AM to 05:00 PM.
22. This is also a notice to the borrower/guarantor for information and necessary action. The borrower/guarantor's attention is invited to provisions of sub-section (8) of section 13 of the Act, in respect of time available, to redeem the secured assets. If the dues of the secured creditor together with all costs, charges and expenses incurred by him are tendered to the secured creditor at any time before the date fixed for sale or transfer, the secured assets shall not be sold or transferred by the secured creditor, and no further step shall be taken by him for transfer or sale of that secured assets.

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23. In case Holiday is declared on the day of last date for EMD or the date of e-auction by statutory authorities, the last date for EMD and date of e-auction will be postponed to the next working day respectively with no change in timings.

Date: 31 May 2024

Place: Bengaluru

Authorised Officer and Chief Manager

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