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 # 26- 27, Raheja Towers, M G Road, Bangalore - 560001 ("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 3 of the Security Interest (Enforcement) Rules, 2002 (The Rules) issued demand notices dated 30th November 2022, calling upon the Borrower(s)/Co-borrower(s) M/s. Ganjam Nagappa and Son Pvt Ltd (Borrower), Mr. Ganjam Bimaji Umesh (Co Borrower), Mr. Ganjam Subbaramaiah Eswar (Co Borrower), Mr. Dushyanth Umesh Ganjam (Co Borrower), Mrs. Reshma Umesh (Co Borrower), M/s. Gayle Holdings Pvt Ltd (Co Borrower), Mrs. Aruna Kumar Ganjam (Legal Heir & W/o of (Late) Mr. Kumar Eswar Ganjam and 1. Ms. Deeksha Kumar, 2. Mr. Siddhanth Kumar, Represented by their Natural Guardian Mrs. Aruna Kumar Ganjam**,** to repay the outstanding amount of Rs. 22,37,30,499.69 (Rupees Twenty-Two Crore Thirty-Seven Lakh Thirty Thousand Four Hundred Ninety-Nine and Sixty-Nine Paise Only), 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 symbolic 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 **10th September 2026 at 12:00 p.m.**, at Deutsche Bank AG, # 26- 27, Raheja Towers, M G Road, Bangalore - 560001 by inviting EMD along with Bid Form for various properties as mentioned below:

Secured Property Address	Reserve Price	EMD (10% of the Reserve Price)	Auction Date
Property – 01: All that piece and parcel of Flat No. 202, 2nd Floor, Carnation Block, Prestige Exotica Apartment, Cunningham Cresent Road, Bangalore – 560052, together with 3025 Sq. ft of super built-up area and 1632.50 Sq. ft Undivided share.	**Property – 01:** Rs.6,05,00,000/-	**Property – 01:** Rs.60,50,000/-	10th September 2026
Property – 02: All that piece and parcel of Flat No.104, Ground Floor, A Block, Embassy Palace, Cunningham Road, Bangalore – 560052, together with 3600 sq. ft of super built-up area and 2191 sq. ft Undivided share.	**Property – 02:** Rs.7,74,00,000/-	**Property - 02:** Rs.77,40,000/-	
Property – 03: All that piece and parcel of Flat No.204, 2nd Floor, B Block, Embassy Haven, 15th Cross Road, 2nd Block, R T Nagar, Bangalore – 560032, together with 2500 Sq. ft of super built-up area and 792.76 Sq. ft Undivided share.	**Property – 03:** Rs.4,19,50,000/-	**Property – 03:** Rs.41,95,000/-	
Property – 04: All that piece and parcel of Flat No.204, 1st Floor, A Block, Embassy Palace, Cunningham Road, Bangalore – 560052, together with 3600 sq. ft of super built-up area and 2191 sq. ft Undivided share.	**Property – 04:** Rs.7,74,00,000/-	**Property – 04:** Rs.77,40,000/-	

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 about 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 EMD amount along with the Bid form shall be submitted to the undersigned by way of Demand Draft /Pay Order/Online Transfer **as mentioned in the table against the respective properties** towards the Earnest Money Deposit ("EMD") favoring "M/s. Deutsche Bank AG" so as to reach the office of Deutsche Bank AG at, # 26- 27, Raheja Towers, M G Road, Bangalore - 560001 on or before **9th September 2026 by 4 pm**. The earnest money deposit shall not carry any interest.

2. Interested purchasers can bid on any property individually or multiple properties in the list mentioned in the table above.

3. The interested bidders shall submit their Bid form along with EMD amount directly at the Bangalore Branch or

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) through Login ID & Password. The EMD shall be payable through NEFT 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 before the 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 Aadhar Card / Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. 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. 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 and for any property related query may contact Authorized Officer: Mr. Dhaneshwar Koganur; Mobile No :9886227701 e-mail ID: dhaneshwar.koganur@db.com during the working hours from Monday to Saturday.

4. Bid forms that are not duly filled up or 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 EMD.

5. The interested bidder has to submit their Bid Form along with Bid Amount and also the required documents (mentioned in Point No. 3) on/ before 9th September 2026 upto 4.00 pm and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorized Officer. EMD also can be deposited in the bank by way demand draft favoring “Deutsche Bank AG EMD”. The DD shall subsequently be returned to unsuccessful bidder.

6. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the ‘Bid Enhancement Amount’ or its multiple and, 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 Authorized Officer/ Secured Creditor, after required verification.

7. Bidding in the last moment should be avoided in the bidders own interest as neither the DEUTSCHE BANK AG nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

8. Upon confirmation of the conclusion of the e-Auction process and declaring the purchaser as the highest bidder. The purchaser will be required to deposit 25% (Twenty-Five Percent) of the sale price, within 24 hours of conclusion of sale in his favor, which is inclusive of EMD amount already paid.

9. And the balance of 75% of the sale price is to be paid within 15 days of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorized Officer. In case of default in payment by the successful bidder, the amount already deposited by the successful purchaser shall be liable to be forfeited and property shall be put to re-auction, and the defaulting purchaser shall have no claim/ right in respect of property/ amount.

10. All payments shall be made by the purchaser by means of the Demand Draft/Pay Order/Online Transfer favoring “Deutsche Bank AG EMD”.

11. On receipt of the sale price in full, the Bank shall issue a Sale Certificate in favour of the Purchaser/his nominee (immediate family members) and will hand over the possession of the Property to the purchaser, only after taking the physical possession through the court order.

12. For all purposes, sale of the said property is strictly on “as is where is basis”. To the best of the knowledge and information of the authorized officer of the Bank, no other encumbrance exists on the property.

13. 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, including Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or any other dues including dues in respect of the Property shall be borne by the successful purchaser.

14. 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.

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/auction of the property, 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.

16. 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** and Deutsche Bank Web portal https://www.deutsche.bank.in/en/auction-notices.html before submitting their bids and taking part in the e-Auction.

17. The publication is subject to the force Majeure clause.

18. Please treat this as notice under Rule 8(6) of the Security Interest (Enforcement) Rules,2002.

Sd/-

Dated: 05th August 2026 — Dhaneshwar Koganur

Place: Bengaluru — Authorized Officer - Deutsche Bank AG

Email: Dhaneshwar.koganur@db.com Contact Numbers: 9886227701 and 080 7193 5543/5629/5626