



**AUCTION SALE NOTICE**

Date: 15<sup>th</sup> November 2025

Deutsche Bank House  
4-4A Western Tower, Sunny Side,  
Shafi Mohammad Road,  
Thousand Lights, Chennai - 600 006  
Tel +91 (44) 7130 9642

To,

1. **M/S. Kothari Bath Concepts**
2. **Mr. Omprakash Kothari**
3. **Mr. Vishal Kothari**

**All addresses 1 to 3 at:** No.76, Palani Andavar Koil Street,  
Vadapalani, Chennai – 600026.

**Both Addressee 2 & 3 also at:** Plot No.1818, 13th Main Road,  
Anna Nagar, Chennai - 600040.

**Both Addressee 2 & 3 also at:** No.3/4, Kalamegam Street,  
Ebinesa Avenue, Mogappair West, Chennai – 600037

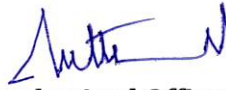
**Dear Sirs / Madam's,**

**Ref:** - Loan Against property Account No. 300025772080019 for an amount of Rs.3,00,00,000/- (Rupees Three Crore Only) and Working Capital Facility Account No. 100025772080019 for an amount of Rs. 1,25,00,000/- (Rupees One Crore Twenty-Five Lakhs Only).

1. M/s. Deutsche Bank, having its office at # 4-4A, Western Tower, Sunny Side, Shafi Mohammed Road, Thousand Lights, Chennai – 600 006 [Hereinafter called as “the Bank”], under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 (hereinafter referred to as ‘the said Act’), has taken possession on **08<sup>th</sup> April 2019** of immovable property being: All that piece and parcel of property situated at Ahipattu village, Ebinesa Avenue, Ambattur Taluk, Thiruvallur District, comprised survey no.105/1,105/2,105/3, bearing plot no.3&4 measuring 5010 sq.ft, together with building there on bounded on the: North By- 33 Feet Wide common Road, South By- Plot no.5&6, East By- Plot no.2, West By- 24 feet wide common Road, Situated within the Sub-Registration District of Ambattur and Registration District of Chennai north. (Hereinafter referred to as “the said property”).
2. You are further aware that the undersigned, for and on behalf of M/s. Deutsche Bank AG has taken possession of the above said property in furtherance of the secured debt due and payable by the borrowers and the guarantors to the tune of **Rs.4,24,39,943.65 (Rupees Four Core Twenty Four Lakhs Thirty Nine Thousand Nine Hundred Forty Three and Paise Sixty Five Only)**, as stated in the notice dated **20th April 2017** issued under Section 13(2) of the SARFAESI Act,2002.

3. You are also aware that under Section 13(4)(a) of the said Act read with Rule 8 (5) of Security Interest (Enforcement) Rules, 2002, the undersigned is entitled to sell the above-mentioned property by inviting tenders from public or by holding Public Auction or by Private treaty or E-auction.
4. Now, please take notice that the said property will be sold by the undersigned by Public Auction on **24th December 2025** (the Auction date) at **11a.m.** The date for inspection of the said property is fixed on **8th December 2025** between **11.00a.m. to 3.00 p.m.** The Reserve Price in respect of sale of the said property shall be **Rs.3,78,00,000/- (Rupees Three Crore Seventy-Eight Lakhs Only).**
5. The offers for the said properties should reach the Office of the undersigned in a sealed envelope along with Demand Draft /Pay Order for **Rs.37,80,000/- (Rupees Thirty Seven Lakhs Eighty Thousand Only)** as Earnest Money Deposit on or before **23rd December 2025 by 2.00p.m.** at Deutsche Bank A G, # 4-4A, Western Tower, Sunny Side, Shafi Mohammed Road, Thousand Lights, Chennai – 600 006. The Demand Draft/Pay Order should be drawn in favour of “M/s. Deutsche Bank AG EMD”. For more details can check our Auction service provider, M/s. C1 India Pvt Ltd, Web Portal: <https://www.bankeauctions.com> and M/s. Deutsche Bank AG web portal <https://www.deutsche.bank.in/en/auction-notice.html>. The above amount shall be refunded to the unsuccessful bidders. On the auction date or any day thereafter, when the Bank confirms the sale, the Purchaser will be required to pay a deposit of 25% (twenty-five percent) of the sale price with the undersigned. The balance amount of the purchase price shall be paid by the Purchaser to the undersigned on or before the fifteenth day of confirmation of the sale of the said property or such extended period as may be agreed upon in writing between the parties. The sale of the said property is strictly on “as is where is and what is basis”. The Bank reserves its right to reject any offer without assigning any reasons.
6. Please treat this as notice under Rule 8 sub rule 6 of the Security Interest (Enforcement) Rules,2002, Where hereby we give you notice of thirty days that the sale of the secured asset/s on the terms mentioned above shall be effected on **24th December 2025 (Date of auction sale).**

For Deutsche Bank AG

  
Authorised Officer  
(Satheesh C)

