



AUCTION SALE NOTICE

Date: 21st 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. Rathna Enterprises**
Represented by its Proprietor,
- 2. Mr. Doss N**
- 3. Mrs. Rathna Fernando**

1 to 3 are residing at:

Flat No. G-1, Swathi Muthu,
No.17/18, Anna 3rd Cross Street,
Srinivasa Nagar, Padi, Chennai-600050.

1 to 3 are also at:

No.14/21, Nermai Nagar,
1st Cross Street, Kolathur, Chennai-600 099.

2 & 3 also residing at:

No.36-B, Ishwarya Garden, Goparasa Nallur Village,
Kattupakkam, Poonamallee, Chennai – 600056.

Dear Sirs / Madam's,


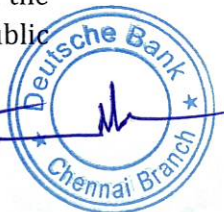
Ref: - Loan Against Properties Account No. 300028026950019 for an amount of Rs.37,50,000/- (Rupees Thirty Seven Lakhs Fifty Thousand Only); Account No. 300028026950028 for an amount of Rs.49,90,000/- (Rupees Forty Nine lakhs Ninety Thousand Only) And GECL Facility Account No. 320028026950019 for an amount of Rs.14,16,000/- (Rupees Fourteen lakhs Sixteen Thousand 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 **31st December 2024** for property 1 & **05th February 2025** for property 2 of immovable property being: **Property 1** : Schedule A – Property: All that piece and parcel of Vacant House site, situated at Mogappair Village, Ambattur Taluk, Thiruvallur District, within the limits of Previously Ambattur Township, Now Chennai Corporation [Mandalam – 7], bearing Plot Nos.17 & 18, Srinivasa Nagar, Chennai – 600050, Comprised in Survey No.137 and being Bounded on the: North By: Mr. S. Venugopal Plots; South By: Mr. S. Venugopal Plots; East By: Mr. Krishnan Naickers Plots; West By: 20 Feet Wide Road. Measuring:- On the North By: 79 feet 6



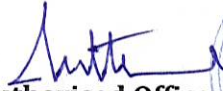
inches; On the South By: 78 Feet 6 inches; On the East By: 46 feet 0 inches; On the West By: 46 Feet 0 Inches. In all measuring 3602 Sq.ft., situated within the Registration District of Chennai North and Sub Registration District of Konnur. Schedule - "B" Property [Part of Schedule A] All that piece and parcel of Vacant Land Situated at No.81, Mogappair Village, bearing Plot No.17 & 18/3, Srinivasa Nagar, Chennai - 600050, Comprised in Survey No.137 and measuring 1010 Sq.ft., out of 3602 Sq.ft., and being Bounded on the: North By: Mr. S. Venugopal Plots; South By: Mr. S. Venugopal Plots; East By: Mr. Krishnan Naickers Plots; West By: 20 Feet Wide Road & Part of Plot No.17 & 18. Measuring:- On the North By: 23 feet 3 inches; On the South By: 20 Feet 9 inches; On the East By: 46 feet 0 inches; On the West By: 46 Feet 0 Inches. In all measuring 1010 Sq.ft., situated within the Registration District of Chennai North and Sub Registration District of Konnur together with common passage [10'*56'3]. Schedule - C [hereby Conveyed] Flat bearing No.G-1, in the Ground Floor, "Swathi Muthu" Plot No.17 & 18, 3rd Anna Cross Street, Srinivasa Nagar, Chennai - 600050, Flat measuring a total built up area of 780 Sq.ft., [including common area] and 494 Sq.ft., Undivided Share in the land described in Schedule 'B' and part of Schedule 'A' and together with all the common rights and privileges appertaining thereto with the other undivided interest owners of the Schedule A mentioned whole property. Above said property's Tax Assessment No. 07-089-00174-000; Above said property's Electricity S.C. No: 040-002-1624. **Property 2 :** Schedule -A All that property bearing Plot No.14, Nermai Nagar, 1st Street, (Balagi Nagar 2nd Cross Street Extension), Kolathur, Chennai - 600099, comprised in Paimash No.224, 225 and 228, Old S.No.11/1B and 11/2, New S.No.125/2 and 125/1, as per patta New T.S.No.63 and Block No.40 of Kolathur Village, Measuring; East to West on Northern Side - 40 Feet; East to West on Southern Side - 40 Feet; North to South on Eastern Side - 60 Feet; North to South on Western Side - 60 Feet; in all admeasuring an extent of 2400 Sq.ft., and bounded on the: North By: Plot No.13; South By: 24 Feet wide road; East By: Plot No.10 in S.No.125/4; West By: Plot No.15. Schedule - B (Portion Conveyed) All that Flat premises bearing Municipal Door No.14/1, Flat No. G1 in the Ground Floor of the apartment complex known as "UDHAYAM" measuring 910 Sq.ft., (together with common area) and 600 Sq.ft., or 55.76 Sq.mt of Undivided share of land in the Schedule - A mentioned property; situated within the registration district of North Chennai and Sub-registration district of Sembium and limits of Corporation of Chennai. (Hereinafter referred to as "the said properties").

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.89,16,571.33 /- (Rupees Eighty Nine Lakhs Sixteen Thousand Five Hundred Seventy One and Thirty Three paise Only)**, as stated in the notice dated **6th April 2023** 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 properties will be sold by the undersigned by Public Auction on **31st December 2025** (the Auction date) at **11a.m.** The date for inspection of the said properties is fixed on **12th December 2025** for Property 1 & **15th December 2025** for Property 2 between **11.00a.m. to 3.00 p.m.** The Reserve Price in respect of sale of the said property shall be **Rs.53,00,000/- (Rupees Fifty Three Lakhs Only)** for Property 1 & **Rs.44,00,000/- (Rupees Forty Four Lakhs Only)** for Property 2.
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.5,30,000/- (Rupees Five Lakhs Thirty Thousand Only)** for Property 1 & **Rs.4,40,000/- (Rupees Four Lakhs Forty Thousand Only)** for Property 2 as Earnest Money Deposit on or before **30th 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 **31st December 2025 (Date of auction sale)**.

For Deutsche Bank AG


Authorised Officer
(Sathesh C)

