

**Deutsche Bank AG, India**

**TERMS AND CONDITIONS OF AUCTION SALE:**

**Borrowers Name:** M/s. Rathna Enterprises

**Auction Property:**

Schedule -A All that property bearing Plot No.14, Nermai Nagar, 1st Street, (Balaji 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.

1. The Property shall be sold by e auction (“Auction”) on **31-12-2025** (the auction date) at 11.00 PM (time).
2. The interested bidders shall submit their EMD through Web Portal: <https://www.bankeauctions.com> or by demand draft in favour of “Deutsche Bank AG EMD” by visiting our branch at # 4-4A, Western Tower, Sunny side, Shafi Mohammed Road, Thousand Lights, Chennai – 600006.
3. People interested (“Prospective Purchasers”) to make the EMD payment by demand draft are required to submit the EMD on or before 30-12-2025 by 2.00 PM before the Authorized Officer at # 4-4A, Western Tower, Sunny side, Shafi Mohammed Road, Thousand Lights, Chennai – 600006.
4. No person other than the bidders themselves or their duly authorised representative shall be allowed to participate in the sale proceedings.
5. Deutsche Bank AG, India (“Bank”) is not bound to accept the highest bid and reserves the right to reject any or all bid(s) without assigning any reasons. The deposits made by online/demand draft / bank pay order for participating in the Auction, will be refunded/returned to the unsuccessful bidders. No interest shall be payable on such deposits.
6. The reserve price for the Property is Rs.44,00,000/- (Rupees Forty Four Lakhs Only) No sale shall be affected below the said reserve price.
7. The Prospective Purchasers shall purchase the Property on “as is where is basis and what is basis” on the same conditions as the same is at the time of sale. The Property shall vest in the Purchaser in all respects. All risks related to the Property viz loss or damage by fire or theft or other accidents from the date of the confirmation of the sale by the Bank. The purchaser shall not be entitled to annul the sale on any ground whatsoever.
8. 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. All outgoings, i.e., Municipal Taxes, Maintenance / Society Charges, Electricity and water taxes, cess or

any other dues including over dues in respect of the Property shall be paid by the successful purchaser.

9. The description of the Property is believed to be correct and shall be taken as correct. Any error or misstatements shall not constitute grounds to annul the sale nor entitle the successful purchaser to be discharged from this purchase or entitle him for any compensation.
10. On receipt and realization of the complete sale proceeds, the Bank shall be issuing a Sale Certificate in favour of the successful Purchaser/his nominee and would hand over the possession of the Property along with the original title documents to the purchaser. The purchaser undertakes to register the Sale Certificate within 60 days' time.
11. 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 of the Property under Sec 13(8) of the Act, 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.
12. Prospective bidder having confirm in inspected the Property and the title documents of the said Property and no issues with regard to the Property, title documents and the reserve price would be raised subsequently.

Dated: \_\_\_\_\_

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Signature of Bidder

Name \_\_\_\_\_

Address:

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Name and signature of the authorized Officer

Authorised Officer