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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 Securitization 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(s) / Guarantor(s) that the below described immovable property(s) charged/mortgaged to the Secured Creditor, the constructive possession of which has been taken by the Authorized Officer of **DBS Bank India Limited, Halasuru Branch** (with effect from November 27, 2020 the entire business of The Lakshmi Vilas Bank Limited has been transferred to DBS Bank India Limited pursuant to The Lakshmi Vilas Bank Limited (Amalgamation with DBS Bank India Limited) Scheme, 2020 dated November 25, 2020), will be sold on "As is where is", "As is what is" and "Whatever there is" on below mentioned date for recovery of a sum of **Rs. 1,26,59,185.82 (Rupees One Crore twenty six lakhs fifty nine thousand one hundred eighty five and paise eighty two only) as on 30.06.2026**, along with further interest and expenses incurred, due to DBS Bank India Limited, **Halasuru Branch**, the secured creditor, from the borrower/s and Guarantor/s, **1. M/s. Triple Power Trading Private Limited, 2. Mr. Vijayraj,** Director & Guarantor, S/o. Parasmal, Aged about 58 years, **3. Mr. Nitesh Sukhraj Jain,** Director, No 1 to 3 above having office address at: 125, 2nd floor, 4th Main, 4th Block, NR colony bus stop, Thayagarajanagar, Bangalore-560028, **4. Mr. Kirthi Jain,** Guarantor, S/o. Vijayraj Jain, Aged about 28 years, **5. Ms. Savita Devaraj,** Guarantor, W/o. Vijayraj Jain, Aged about 56 years, No 1 to 5 residing at # 44/2, 1st Floor, Dwaraka Apartments, Sannidhi Road, N R Colony, Basavangudi, Bangalore South, Bangalore – 560004.

Details of date and time of E-Auction, reserve price and Earnest Money Deposit.

Date & Time of E-Auction:	On 26.11.2026,	
	Property No.1	11.00 A.M to 12.30 P.M
	Property No.2	12.45 P.M to 02.15 P.M
	with auto time extension of 5 minutes each, till sale is concluded.	
Reserve Price	Property No.1	Rs.39,00,000.00 (Rupees Thirty-Nine Lakhs only)
	Property No.2	Rs.39,00,000.00 (Rupees Thirty-Nine Lakhs only)
	Property No.1	Rs.3,90,000.00 (Rupees here Lakhs Ninety Thousand only)

DBS Bank India Limited Special Assets Management R.O. Bengaluru

Registered Office
DBS Bank India Ltd
Baba Kharak Singh Marg
Connaught Place
New Delhi - 110001
www.dbs.com/in

For Correspondence
460/2, Prasanna Commercials,
8th B Main, Jayanagar 4th block,
Jayanagar, Bengaluru-560011,
8106666656/ 7975771178

Earnest Money Deposit (EMD) & EMD payment details	Property No.2	Rs.3,90,000.00 (Rupees here Lakhs Ninety Thousand only)
	EMD shall be payable through NEFT/RTGS in the following account: • Bank & Branch Name: DBS Bank India Ltd., Mumbai. • Account No.: 884LIABICCUSUINR, • IFSC: DBSS0IN0811 (5th & 8th characters are number "ZERO").	
Last date & time for payment of EMD & submission of tender form	On or before 25.11.2026, within 4.00 P.M.	
Address/place for submission of tender form and contact details	DBS Bank India Ltd., Prasanna Commercials, No.420/20, *8th B Main, Jayanagar 4Th Block Bangalore – 560011. Mobile: 81065 66658 / 79757 71178.	
Increment Bid Amount	Rs.10,000.00 (Rupees Ten Thousand only).	
Date and time fixed for inspection on the properties.	On 18.11.2026 from 10.00 A.M. to 4.00 P.M.	

DESCRIPTION OF IMMOVABLE PROPERTIES

Property 1: All that part and parcel of the residential flat No. A-211 (3 BHK) on the second floor constructed having super build up area of 1,375 Sq. Ft. (which is inclusive of the floors, ceiling and walls between the apartments and proportionate share in common areas and a share in the club house area) of Block A, measuring 507 Sq. Ft. of undivided share at "Sigma Serenity" in a converted land bearing Sy No. 223 (Old Sy no.173), panchayath Khata No. 248/A-211, measuring 2 acre (converted vide official Memorandum bearing No. ALN (A) (A): SR/107/2010-11, dated 17-03-2010) now bearing Bidaraguppe Grampachayath e-katha No.150200100200320794, situated at Indlabele village, Sarjapura Main Road, Attibele Hobli, Anekal Taluk, Bangalore – 562107 Karnataka **owned by Mr. Kirthi Jain**. Bounded on: East by: Sarjapura Main Road, West by: Sy. No. 173, North by: Sy No.180 & 181 and South by: Sai Layout. Flat Boundaries: East by: A-209, West by: A-213, North by: A-212 and South by: Open Space.

Property 2: All that part and parcel of the residential flat No. A-311 (3 BHK) on the third floor constructed having super build up area of 1,375 Sq. Ft. (which is inclusive of the floors, ceiling and walls between the apartments and proportionate share in common areas and a share in the club house area) of Block A, measuring 507 Sq. Ft. of undivided share at "Sigma Serenity" in a converted land bearing Sy No. 223 (Old Sy no.173), panchayath Khata No. 248/A-311, measuring 2 acre (converted vide official Memorandum bearing

DBS Bank India Limited Special Assets Management R.O. Bengaluru

No. ALN (A) (A): SR/107/2010-11, dated 17-03-2010) now bearing Bidaraguppe Grampanchayath e-katha No.150200100200320750, situated at Indlabele village, Sarjapura Main Road, Attibele Hobli, Anekal Taluk, Bangalore – 562107 Karnataka **owned by Mrs. Savita**. Bounded on: East by: Sarjapura Main Road, West by: Sy. No. 173, North by: Sy No.180 & 181 and South by: Sai Layout. Flat Boundaries: East by: A-309, West by: A-313, North by: A-312 and South by: Open Space.

For detailed terms and conditions of the sale, please refer to the link provided in our Bank's / Secured Creditor's website i.e., https://www.dbs.bank.in/in/corporate/regulatory-disclosure/notice-advertisements also at the web portal https://bankauctions.in of the E-Auction service provider M/s. 4 Closure (bankauction.in). The E-Auction will take place on the website of E-Auction service provider M/s. 4 Closure (bankauction.in). The publication is also a statutory 30 days' notice to the borrower/guarantor/mortgagor under SARFAESI Act.

For DBS Bank India Limited

Authorised Officer
Regional Office, Bengaluru

DATE: 29.10.2026
PLACE: BANGALORE

AUTHORIZED OFFICER
DBS BANK INDIA LIMITED

DBS Bank India Limited
Special Assets Management
R.O. Bengaluru

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TERMS & CONDITIONS FOR E-AUCTION.

1. Auction/bidding shall only be through "Online electronic mode" through the website https://bankauctions.in of our E-Auction service provider M/s. 4 Closure.
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, auction bid form, etc., prospective bidders may contact the Service Provider M/s. 4 closure. For any assistance during the entire process, contact M/s. 4 Closure (https://bankauctions.in), Help Line Nos. 040-23736405 and contact official name Mr. Varun. B, Mobile:- 81420 00809 and Mr. Jaya Prakash Reddy, Mobile:- 81420 00064 e-mail: karnataka@bankauctions.in and info@bankauctions.in well in advance and get the User ID and password. Only the password may be modified 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 EMD through 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 through NEFT/RTGS in the Bank account as shown above, before the date and time specified above. No interest shall be payable on any amount deposited for participation in the bid under the SARAFESI Act.
2. The Sale will be on "AS IS-WHERE IS, AS IS WHAT IS AND WHATEVER THERE IS" basis.
3. The property/ies 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, authorizing the person to participate in the auction on behalf of the company / LLP / firm should be submitted.

DBS Bank India Limited Special Assets Management R.O. Bengaluru