

**SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SARFAESI ACT, 2002 READ WITH  
PROVISO TO RULE 6(2) & 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) and Guarantor(s) that the below described immovable property(s) mortgaged / charged to the Secured Creditor, the constructive possession of which has been taken by the Authorised Officer of **DBS BANK INDIA LIMITED, SALEM TOWN BRANCH** (with effect from November 27, 2020 the entire business of 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 22.08.2023 at 11.30 A.M.**, at **DBS Bank India Ltd., Salem Town Branch, No.62-63 Bazaar Street, Salem – 636 001** for recovery of **Rs.41,56,35,332.86 (Rupees Forty One Crore Fifty Six Lakh Thirty Five Thousand Three Hundred and Thirty Two and Paise Eighty Six Only)** as on 30.06.2023, with further interest due to "DBS Bank India Limited, Salem Town Branch" secured creditor from the **M/s. Swathy Smart Cards Hi-Tech Pvt Ltd**, representing by its Managing Director: Mr. M. Sekar, A1/B2, Bharathi Street, M.K.S. complex, Opp. to Gowri Theatre, Five Roads, Salem – 636 004 and Guarantors: **Mr. M. Sekar**, Director: M/s. Swathy Smart Cards Hi-Tech Pvt Ltd, **Mr. S. Nishanth**, Director: M/s. Swathy Smart Cards Hi-Tech Pvt Ltd, S/o. M.Sekar, **Mrs. S. Vijayalakshmi**, Director: M/s. Swathy Smart Cards Hi-Tech Pvt Ltd, W/o. M.Sekar, all are residing at Flat No. 3134, Shobha Petunia Apartment, Veeranapalya, Nagavara, Bangalore – 560 045 and **Mr. K. Munusamy @ Suresh kumar**, #71 Calve Suburaya chettiar street @Vysial Street, Pondicherry – 605 001.

**The Reserve Price and the Earnest Money Earnest Money Deposits are as follows:**

**Property No. 1**, the reserve price is **Rs.35,00,000.00** and the earnest money deposit (EMD) will be **Rs.3,50,000.00**.

**Property No. 2**, the reserve price is **Rs.6,80,000.00** and the earnest money deposit (EMD) will be **Rs.68,000.00**.

Offers in sealed covers, together with EMD, by way of RTGS / NEFT / DD drawn in favour of "DBS BANK INDIA LIMITED", Payable at Salem should be submitted at the above said Venue/Branch **on or before 21.08.2023 - 5:00 PM.**

The intending purchaser may inspect the below mentioned properties on 10.08.2023 between 10.00 am to 05.00 pm. Details about Auction sale, Tender Forms and Terms & conditions of sale will be available at the above said venue / Branch (Mobile No. 96269 19988, Regional Recovery Head – 78718 73834) during office hours.

### **DESCRIPTION OF IMMOVABLE PROPERTY**

#### **PROPERTY -1 (OWNED BY MR. M. SEKAR):**

##### **Item 1:**

In Salem District, Salem West Registration District, Suramangalam Sub Registration District, Salem Taluk, Salem City, Alagapuram Pudur Village as per UDR Patta No. 427, SF. No. 173/14, Hec. 0.3.0 kist. Rs.0.15 the property bounded as follows: -

- ❖ West of: SF. No. 173/13 land and the remaining property of Venkatachala Udayar,
- ❖ East of: Lands in SF. No. 173/15A, 173/15B,
- ❖ North of: 10 feet East-West Road and the remaining Property of Venkatachala Udayar,
- ❖ South of: Devendran Property and the remaining lands of Venkatachala Udayar,

Within this: -

**1st Thakku:** East-West on the Southern Side 28'3", on the Northern Side 23'9" and North-South on both Sides 33'9".

**2nd Thakku:** East-West on the Southern Side 33'9", on the Northern Side 32'9" and North-South on the Eastern Side 20', on the Western Side 23',

Totaling an extent of 1592 ¼ Sq. Ft. of land in both Thakkus with all easementary rights.

##### **Item 2:**

Salem District, Salem West Registration District, Suramangalam Sub Registration District, Salem Taluk, Salem City, Alagapuram Pudur Village as per UDR Patta No. 427, SF. No. 173/14, Hec. 0.3.0 kist. Rs.0.15 the property bounded as follows: -

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For Correspondence

- ❖ West of: SF. No. 173 / 13 land belonging to V.Ramakrishnan,
- ❖ East of: Property belonging to M.Sekar,
- ❖ North of: 10 feet East-West Road and the remaining Property of Venkatachala Udayar,
- ❖ South of: Property belonging to M.Sekar.

Within this, East-West on both Sides 10' and North-South on both sides 33'9", totaling an extent of 337 ½ Sq. ft of land with all easementary rights.

### **Item 3:**

Salem district, Salem West Registration District, Suramangalam Sub Registration District, Salem Taluk, Salem City, Alagapuram Pudur Village as per UDR Patta No:427 S.No.173/14 Hec. 0.3.0 kist Rs.0.15 the property bounded as follows:-

- ❖ West of: SF.No.173 / 13 land belonging to V.Ramakrishnan,
- ❖ East of: Property belonging to Devendran,
- ❖ North of: Property belonging to M.Sekar,
- ❖ South of: 5 feet common path way.

Within this, East-West on the Southern Side 16'10", on the Northern Side 15'9" and North-South on both Sides 24'6" totaling an extent of 400 Sq. Ft. of land with all easementary rights.

For Item I, II & III totally 2329 ¾ Sq. Ft. of land situated in Ward - E, Block - 57, TS. No. 22, K.M.S. Gardens, Alagapuram Pudur Village which is within the limits of Salem City Municipal Corporation.

### **PROPERTY - 2 (OWNED BY MRS S. VIJAYALAKSHMI):**

Salem district, Salem West Registration District, Suramangalam Joint Sub Registration District, Salem City, Jagir Ammapalayam Village, Patta No:1554, S.No.130/1 Punjai Hec. 0.56.0 kist Rs.3.10, in this an extent of Acre 1.38 ¼ lands were divided into House sites and named as Vetri Gardens and Plot No:19 is bounded as follows: -

- ❖ West of: SF. No. 130 / 2,
- ❖ East of: Plot No: 18,
- ❖ North of: SF. No. 77,
- ❖ South of: 20 feet East-West road.

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Within this,

- East-West on the Southern Side 47'9",
- East-West on the Northern Side 35'
- North-South on the Eastern Side 48',
- North-South on the Western Side 45'

Totaling an extent of 1890 Sq. ft. of vacant land, with all easementary rights etc. The property is situated in TS. No. 130, Ward - A, Block - 77, Vetri Garden within the limits of Salem City Municipal Corporation.

**DATE : 18.07.2023**

**PLACE : SALEM**

**AUTHORISED OFFICER**

**DBS BANK INDIA LIMITED**