

// Registered Post with Acknowledgment Due //

Date: 04.05.2026

Sale Intimation Notice**To****M/s. DTS Projects India**

Represented by its Proprietor: Mr. Pushparaj
 Ground Floor, no 36 /34, 5th Street
 TVS Nagar Padi,
 Chennai-600050.
 Tamil Nadu

Mr. Pushparaj

Proprietor of M/s. DTS Projects India

Ground Floor, no 36 /34, 5th Street
 TVS Nagar Padi,
 Chennai-600050.
 Tamil Nadu

Sir/Madam,

Re: Sale under Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act, 2002)- Intimation.

Whereas the undersigned being the Authorized Officer of the Bank of Baroda u/s 13(2) of the above said SARFAESI Act, 2002 and in exercise of the powers conferred u/s 13(2) of the said Act read with Rule 3 issued a Demand notice dated **11.08.2025** on calling upon you being the Borrower(s)/Mortgagors(s)/Guarantor (s) to repay the amount of **Rs. 37,25,573.95 (Rupees Thirty-Seven Lakhs Twenty-Five Thousand Five Hundred and Seventy-three and Ninety five Paisa Only)** as on **31.07.2025** with further interest from 01.08.2025 and incidental expenses, costs, charges incurred/to be incurred less recovery in terms of the said notice within 60 days from the date of said notice.

And whereas the Borrower(s) having failed to repay the amount and hence, the undersigned, in exercise of the powers conferred u/s 13(4) of the said Act read with Rule 4 and/or Rule 8 of the Rules has seized/taken over the possession of the property/properties on **31.10.2025** (hereinafter referred as the said properties) And whereas the undersigned in exercise of the powers conferred u/s 13(4) (a) of the SARFAESI Act, 2002 proposes to realize the bank's dues by Sale of the said properties on **25.05.2026**

And whereas the Sale of the said properties will be done on "as is where is" "as is what is" and "whatever there is" "Without Recourse" basis through E-Auction and the date of Sale on **25.05.2026** from **02.00 PM to 06:00 PM**, the Reserve Price and EMD as mentioned below has been given in respect of the immovable property and as per other terms and conditions as stipulated under the said Act/Rules.

The amount to be recovered from the Borrower(s)/ mortgager as above to the bank as on the scheduled is **Rs.41,64,649.21/-** (Rupees Forty One Lakhs Sixty Four Thousand Six Hundred Forty Nine and Paisa Twenty One Only) as on **30.04.2026** You are also liable to pay further interest with effect from **01.05.2026** at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc less recovery if any thereafter which has to be realized by the Sale of the said properties, which may please be noted.



DESCRIPTION OF THE IMMOVABLE PROPERTY

Description of the Immovable Property

SCHEDULE "A"

All that piece and parcel of land bearing Plot No XV, measuring 2400 sft in the layout V.S.Mani Ring Road Co-Operative Housing sector (M.M.D.A., P.P.D/L.O.19/96, dated. 17.04.1996) layout, within Thiruvallur District, Madhavaram Taluk, situated at Old No.52, New No.21, Puzhal Village, comprised in Old survey No.16/1, as per patta no.12750, the new survey nos. 16/1A3, and old no.53 Vilakkupattu Village, comprised in survey nos.1/3A & 10/1B, as per patta no.300, the new survey no.1/24, situated within the registration district of north Chennai and sub registration district of redhills, within the limits of Chennai corporation and bounded on the : -

North by : Plot No. X

South by : 30 ft Broad road

East by : Plot No.341

West by : Plot No.XIV

Measuring :

Northern side : 40 feet

Southern side : 40 feet

Eastern side : 60 feet

Western side : 60 feet

In all measuring an extent of 2400 sq.ft

SCHEDULE "B"

All the that the residential Flat property admeasuring 550 Sq ft, UDS out of 2400 Sq.ft together with a Flat on the second Floor, measuring 1115 Sq.ft. being Chennai Corporation, **Flat No S1, in Second Floor, "Gowtham Homes Apartments"**, more fully described in Schedule-A

Cersai Security ID: 4000058463796

Property Id : BARBMYLAPO2026001

E Auction Details:-

E Auction Date – **25.05.2026 (2.00 PM to 6.00 PM)**

Reserve Price: Rs.40,03,000/-

EMD- Rs.4,03,000/-

Bid Increase amount: Rs.25,000/-

This is for your information.

Yours faithfully,

सहायक महाप्रबंधक/For BANK OF BARODA

[Signature]
सहायक महाप्रबंधक/Assistant General Manager
मडलापुर शाखा, चेन्नई/Mysore Branch, Chennai-4



Authorized Officer under SARFAESI Act, 2002



Baroda Pride, New No.41, Luz Church Road, Mylapore, Chennai – 600 004.
Phone : 044-23454 284/285/286 , E-Mail : mylapo@bankofbaroda.com

Sale Notice For Sale Immovable Properties

"APPENDIX- IV-A [See proviso to Rule 6 (2) & 8 (6)]

E-Auction Sale Notice for Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest 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), Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorised Officer of Bank of Baroda, Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is", and "Without Recourse" basis for recovery of dues in below mentioned accounts. The details of Borrower/s/Mortgagor/Guarantor/s/Secured Assets/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below -

Sr No.	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	Date of e-Auction - Time of E-auction -	1.Reserve Price- 2.Earnest Money Deposit (EMD)- 3.Bid Increase Amount	Status of Possession	Property Inspection date & Time.
1	M/s. DTS Projects India Represented by its Proprietor: Mr. Pushparaj Ground Floor, no 36 /34, 5th Street TVS Nagar Padi,	SCHEDULE "A" All that piece and parcel of land bearing Plot No XV , measuring an extent of 2400 sft in the layout V.S.Mani Ring Road Co-Operative Housing sector (M.M.D.A., P.P.D/L.O.19/96, dated. 17.04.1996) layout, within Thiruvallur District, Madhavaram Taluk, situated at	Rs.41,64,649.21/- (Rupees Forty One Lakhs Sixty Four Thousand Six Hundred Forty Nine and Paisea Twenty One Only) as on 30.04.2026 You are also liable to pay further interest with effect from	25.05.2026 2pm to 6pm	1)Rs.40,03,000/- 2)Rs.4,00,300/- 3)Rs.25,000/-	Symbolic	20.05.2025 11am to 1pm



2	Chennai-600050. Tamil Nadu Under the capacity of Proprietor Mr. Pushparaj Proprietor of M/s. DTS Projects India Ground Floor, no 36 /34, 5th Street TVS Nagar Padi, Chennai-600050. Tamil Nadu	Old No.52, New No.21, Puzhal Village, comprised in Old survey No.16/1, as per patta no.12750, the new survey nos. 16/1A3, and old no.53 Viakkupattu Village, comprised in survey nos.1/3A & 10/1B, as per patta no.300, the new survey no.1/24, situated within the registration district of north Chennai and sub registration district of redhills, within the limits of Chennai corporation and bounded on the :- North by : Plot No. X South by : 30 ft Broad road East by : Plot No.341 West by : Plot No.XIV Measuring : Northern side : 40 feet Southern side : 40 feet Eastern side : 60 feet Western side : 60 feet In all measuring an extent of 2400 sq.ft <u>SCHEDULE "B"</u> All the that the residential Flat property admeasuring 550 Sq.ft, UDS out of 2400 Sq.ft together with a Flat in the second Floor, measuring 1115 Sq.ft. being Chennai Corporation, Flat No S1, in Second Floor, "Gowtham Homes Apartments", more fully described in Schedule-A Cersai Security ID: 4000058463796 Property Id : BARBMYLAPO2026001	01.05.2026 at the contractual rate on the aforesaid amount together with incidental expenses, cost, charges etc less recovery if any
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For detailed terms and conditions of sale, please refer/visit to the website link <https://www.bankofbaroda.in/e-auction.htm> and online auction portal <https://banknet.in>. Also, prospective bidders may contact the Authorised officer on Tel No. 8905442984, 8919332987, 9133904397;

Date: 04.05.2026
Place :- Chennai

कुपे बँके ऑफ बरौदा/For BANK OF BARODA

सहकारी महाप्रबंधक/Assistant General Manager
मद्रास शाखा, चेन्नई/Mylapore Branch, Chennai-4.

(Mr. Rahul Reddy R)
Authorised Officer
Bank of Baroda.





बैंक ऑफ बड़ौदा
Bank of Baroda

Baroda Pride, New No.41, Luz Church Road, Mylapore, Chennai – 600 004.
Phone : 044-23454 284/285/286 , E-Mail : mylapo@bankofbaroda.com

TERMS AND CONDITIONS FOR SALE OF ASSET THROUGH ONLINE E-AUCTION UNDER SARFAESI ACT 2002

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 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, Mortgagor (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, possession of which has been taken by the Authorized Officer of Bank of Baroda, Secured Creditor, will be sold on **"As is where is", "As is what is", and "Whatever there is"** , **" Without Recourse"** basis for recovery of dues in below mentioned account/s. The details of Borrower(s)/Mortgagor (s)/ Guarantor (s) /Secured Asset/s/Dues/Reserve Price/e-Auction date & Time, EMD and Bid Increase Amount are mentioned below –

Sr No	Name & address of Borrower/s / Guarantor/ Mortgagor s	Give short description of the immovable property with known encumbrances, if any	Total Dues.	Date of e- Auction Time of E- auction	1.Reserve Price- 2.Earnest Money Deposit (EMD)– 3.Bid Increase Amount	Status of Possession	Property Inspection date & Time.
1	V/s. DTS Projects India Represented by its Proprietor: Mr. Pushparaj Ground Floor, no 36 /34, 5th Street TVS Nagar Padi, Chennai- 600050. Tamil Nadu	SCHEDULE "A" All that piece and parcel of land bearing Plot No XV , measuring an extent of 2400 sft in the layout V.S.Mani Ring Road Co-Operative Housing sector (M.M.D.A., P.P.D/L.O.19/96, dated. 17.04.1996) layout, within Thiruvallur District, Madhavaram Taluk, situated at Old No.52, New	Rs.41,64,649.21/- (Rupees Forty One Lakhs Sixty Four Thousand Six Hundred Forty Nine and Paise Twenty One Only) as on 30.04.2026 You are also liable to pay further interest with effect from 01.05.2026 at the contractual	25.05.2026 2pm to 6pm	1)Rs.40,03,000/- 2)Rs.4,00,300/- 3)Rs.25,000/-	Symbolic	20.05.2025 11am to 1pm



		All the that the residential Flat property admeasuring 550 Sq ft, UDS out of 2400 Sq.ft together with a Flat in the second Floor, measuring 1115 Sq.ft. being Chennai Corporation, Flat No S1, in Second Floor, "Gowtham Homes Apartments", more fully described in Schedule-A Cersai Security ID: 4000058463796 Property Id : BARBMYLAPO2026001					
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TERMS AND CONDITIONS –

1. The Online E-Auction will be held through auction portal website i.e. <https://baanknet.com> on the date and time mentioned above with unlimited extension of 10 minutes. The intending bidders / purchasers are required to register through <https://baanknet.com> (Buyer Registration – link provided in the home page of the website) by using their mobile number and valid email-id. The intending bidders / purchasers are further required to upload KYC documents and Bank Details. The intending bidders / purchasers can be guided by the Buyer Manual provided in the home page of the auction portal website.
2. KYC Verification - On completion of registration, the intending bidders / purchasers are required to upload KYC documents and Bank account details. Registration and uploading formalities shall be completed well in advance.
3. EMD Payment - On completion of KYC verification, the intending bidders / purchasers may login and make the EMD payment, for EMD payment intending bidder/purchasers can be guided by the buyer manual provided therein after login as buyer. Payment can be made through payment gateway and also by way of creating challans and deposit the amount in the wallet. The payment shall be ensured well in advance before the stipulated time. If the required EMD amount is not held in the buyer Wallet, they will not be allowed to participate. Interested bidder may deposit Pre-Bid EMD with <https://baanknet.com> Auction portal before the close of e-Auction. The Earnest Money Deposited shall not bear any interest. For refund of EMD of the unsuccessful bidders, Bidder has to seek the refund online from e-Auction service provider by logging in <https://baanknet.com> and by following procedure for



9. Default of Payment: Default of payment of 25% of bid amount (less EMD) on the same day or the next working day as stated above and/ or 75% of balance bid amount within the stipulated time shall render automatic cancellation of sale without any notice. The EMD and any other monies paid by the successful bidder shall be forfeited to the Bank by the Authorized Officer.

10. Payment of sale consideration by the successful bidder to the Bank will be subject to TDS under Section 194-1A of Income Tax Act 1961 and TDS is to be made by the successful bidder only at the time of deposit of remaining 75% of the bid amount. The successful Auction Purchaser / Bidder shall have to pay applicable GST to Bank on the bid amount.

11. On receipt of the entire sale consideration, the Authorized Officer shall issue the Sale Certificate as per Rules. The purchaser shall bear the stamp duties, including those of sale certificate, registration charges, all statutory dues payable to Government/any authority, Taxes, GST and rates and outgoing, both existing and future relating to properties.

12. No request for inclusion/substitution of names, other than those mentioned in the bid, in the sale certificate will be entertained. The Sale Certificate will be issued only in the name of the successful bidder.

13. The Sale Certificate will not be issued pending operation of any stay/ injunction/restraint order passed by the DRT/DRAT/High Court or any other court against the issue of Sale Certificate. Further no interest will be paid on the amount deposited during this period. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest bearing deposit account. No request for return of deposit either in part or full/cancellation of sale will be entertained. In case of stay of further proceedings by DRT/DRAT/High Court or any other Court, the auction may either be deferred or cancelled and persons participating in the sale shall have no right to claim damages, compensation or cost for such postponement or cancellation against Authorised officer / Bank.

14. The Authorized Officer/Bank has the absolute right to accept or reject any bid or adjourn/ postpone/ cancel the sale/modify any terms and conditions of the sale without any prior notice and without assigning any reason including calling upon the next highest bidder to perform in case the earlier bidder fails to perform.

15. The Intending purchaser can inspect the property on date and time mentioned above at his/her expense. For inspection about the title document & other documents available with the Bank, the intending bidders may contact Bank of Baroda Branch during office hours prior at least two days before auction date.

16. The property is being sold on "**As is where is**", "**As is what is**" and "**Whatever there is**", "**Without Recourse**" basis and the intending bidders should make their own discreet independent inquiries & verify the concerned Registrar/SRO/Revenue Records/ other Statutory authorities regarding the encumbrances and claims/rights/dues/ charges of any authority such as Sales Tax, Excise/GST/Income Tax besides the Bank's charge and shall satisfy themselves regarding the, title nature, description, extent, quality, quantity, condition, encumbrance, lien, charge, statutory dues, etc over the property before submitting their bids. The e-auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The Authorized Officer/ Secured Creditor shall not be

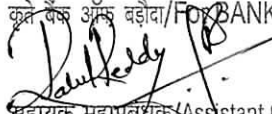


(Mr.Rahul Reddy)
Authorised Officer
Bank of Baroda

Date: 04.05.2026
Place :- Chennai
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कृते बैंक ऑफ़ बड़ौदा / For BANK OF BARODA


सहायक महाप्रबन्धक / Assistant General Manager
मडलापूर शाखा, चेन्नै / Mylapore Branch, Chennai-4.