PUBLIC NOTICE - FOR E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

LAST DATE TIME OF SUBMISSION OF EMD AND DOCUMENTS 16th November 2026 on or before 4:00 pm

Sale of Immovable Assets under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002

Whereas, the Authorized Officer of DEUTSCHE BANK AG had taken possession of the following property/ies pursuant to the notice issued under Sec 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest (SARFAESI) Act, 2002 in the following loan accounts with our Branch with a right to sell the same on "AS IS WHERE IS BASIS AND AS IS WHAT IS BASIS" for realization of Bank's dues. The sale will be done by the undersigned through e-auction platform provided at the website: https://www.bankeauctions.com

Name of the Branch & Account	Property Description	EMD SUBMISSION ACCOUNT DETAILS	Demand Notice Date Outstanding Amount (Secured debt)	1.Reserve Price. 2.EMD 3. Minimum Bid Enhance Amount	Date/ Time of e-Auction	Date/ Time of Inspection	Last Date of Submission of EMD and Documents
Nirlon Knowledge Park, B1, 2nd Floor, Goregaon East, Mumbai- 400 063 ("Deutsche Bank AG"). 1. NOEL TEXTILES INDIA PRIVATE LIMITED 2. M/S Luvkesh Textile Industries Pvt Ltd 3. RAHUL AGARWAL 4. SURYAKANT GYANPRAKASH AGARWAL 5. AJAYKUMAR GYANPRAKASH AGARWAL 6. PRAMILADEVI	ALL THOSE pieces or parcels of land hereditaments and premises situate lying and being at Four Bungalow Road, Versova, bearing survey No. 156, C.T.S. No. 1338, admeasuring 14,402.58 sq.yds together with the bungalow standing thereon known as Row House No.3 Abhishek Apartment / BOMAK in the Registration District and Sub-District of Bombay city and Bombay Suburban. Total Built up area as	DD- "M/s. Deutsche Bank AG" NEFT & RTGS Process : - Deutsche Bank Receiving Bank Name : - Deutsche Bank AG Receiving Bank Branch : - Kodak House Receiving Bank City : - Mumbai Receiving Bank A/C No. : 078494027010068 Receiving Bank A/C Type : - Current Account Receiving Bank A/C Holder : - Deutsche Bank AG IFSC Code : - DEUT0784PBC MICR Code : - 400200002	28/01/2025 Rs. Rs.14,62,17,030/- (Rupees Fourteen Crore Sixty-Two Lakhs Seventeen Thousand Thirty Only) as on 19/01/2025	1.Rs. 10,00,00,000/- (Rupees Ten Crores Only) (RP) _____ 2.Rs.1,00,00,000/- (Rupees One Crore Only) (10% of The Reserve Price) ---------- 3.Rs.1,00,000.00 (Bid Inc. Amount)	17/11/2026. 4.00 p.m to 5.00 pm	07/11/2026. 11.00 am to 5.00 pm	16/11/2026. 4.00 p.m

	SURYAKANT AGARWAL **7. LUVKESH AJAY AGARWAL**	**per plan is 2127.0 sq.feets."**						

The e-Auction is being held on "AS IS WHERE IS" and "AS IS WHAT IS BASIS"

1. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on any property. However, the intending bidders should make their own independent inquiries regarding the encumbrances, title of property/ies put on auction and claims/ rights/ dues/ effecting the property, prior to submitting their bid. The e-Auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the bank. The property is being sold with all the existing and future encumbrances whether known or unknown to the bank. The Authorised Officer/ Secured Creditor shall not be responsible in any way for any third-party claims/ rights/ dues.

2. It shall be the responsibility of the bidders to inspect and satisfy themselves about the asset and specification before submitting the bid. The inspection of property/ies put on auction will be permitted to interested bidders on **07.11.2026** between 11 am to 5 pm.

3. The interested bidders shall submit their EMD through Web Portal: https://www.bankeauctions.com (the user ID & Password can be obtained free of cost by registering name with https://www.bankeauctions.com) through Login ID & Password. The EMD shall be payable through NEFT/DD in the account mentioned above.
   After Registration (One Time) by the bidder in the Web Portal, the intending bidder/ purchaser is required to get the copies of the following documents uploaded in the Web Portal before the Last Date & Time of submission of the Bid Documents viz. i) Copy of the NEFT/RTGS Challan or Demand Draft; ii) Copy of PAN Card; iii) Proof of Identification/ Address Proof (KYC) viz. self-attested copy of Voter ID Card/ Driving License/ Passport etc.; without which the Bid is liable to be rejected. UPLOADING SCANNED COPY OF ANNEXURE-II & III (can be downloaded from the Web Portal: https//www.bankeauctions.com) AFTER DULY FILLED UP & SIGNING IS ALSO REQUIRED. The interested bidders who require assistance in creating Login ID & Password, uploading data, submitting Bid Documents, Training/ Demonstration on Online Inter-se Bidding etc., may contact M/s. C1 India Pvt Ltd, Udyog Vihar, Phase 2, Gulf Petrochem building, Building No. 301, Gurgaon, Haryana. Pin: 122015, E-mail ID : support@bankeauctions.com, Support Helpline Numbers : 124-4302020/21/22/23, 7291981124 / 1125 / 1126, Sales Enquiries : sales@bankeauctions.com, 7291981129 and for any property related query may contact Authorised Officer: Mrs. DIANA NADAR; Mobile No: 9619887707 e-mail ID: diana.nadar@db.com during the working hours from Monday to Saturday.

4. The interested bidder has to submit their Bid Documents (not below the Reserve Price) and required documents (mentioned in Point No. 3) on/ before **16.11.2026 up to 4.00 pm** and after going through the Registering Process (One time) and generating User ID & Password of their own, shall be eligible for participating the e-Auction Process, subject to due verification (of the documents) and/ or approval of the Authorised Officer. EMD also can be deposited in the bank by way demand draft favoring "Deutsche Bank AG " the same will be returned to unsuccessful bidder.

5. During the Online Inter-se Bidding, Bidder can improve their Bid Amount as per the 'Bid Enhancement Amount' (mentioned above) or its multiple and in case bid is placed during the last 5 minutes of the closing time of the e-Auction, the closing time will automatically get extended for 5 minutes (each time till the closure of e-Auction process), otherwise, it'll automatically get closed. The bidder who submits the highest bid amount (not below the Reserve Price) on the closure of the e-Auction Process shall be declared as a Successful Bidder by the Authorised Officer/ Secured Creditor, after required verification

6. The Earnest Money Deposit (EMD) of the successful bidder shall be retained towards part sale consideration and the EMD of unsuccessful bidders shall be refunded. The Earnest Money Deposit shall not bear any interest. The successful bidder shall have to deposit 25% of the sale price, adjusting the EMD already paid, within 24 hours of the acceptance of bid price by the Authorised Officer and the balance 75% of the sale price on or before 15th day of sale or within such extended period as agreed upon in writing by and solely at the discretion of the Authorised Officer. In case of default in payment by the successful bidder, the amount already deposited by the offer shall be liable to be forfeited

and property shall be put to re-auction and the defaulting borrower shall have no claim/ right in respect of property/ amount.

7. The prospective qualified bidders may avail online training on e-Auction from M/s. C1 India Pvt. Ltd. prior to the date of e-Auction. Neither the Authorised Officer/ Bank nor M/s. C1 India Pvt. Ltd. shall be liable for any Internet Network problem and the interested bidders to ensure that they are technically well equipped for participating in the e-Auction event.
8. The purchaser shall bear the applicable stamp duties/ additional stamp duty/ transfer charges, fee etc. and all the statutory/ non-statutory dues, taxes, rates, assessment/electricity charges, fees etc. owing to anybody.
9. The Authorised Officer is not bound to accept the highest offer and the Authorised Officer has the absolute right to accept or reject any or all offer(s) or adjourn/ postpone/ cancel the e-Auction without assigning any reason thereof.
10. The bidders are advised to go through the detailed Terms & Conditions of e-Auction available on the Web Portal of M/s. C1 India Pvt. Ltd., https://www.bankeauctions.com before submitting their bids and taking part in the e-Auction
11. The publication is subject to the force major clause.
12. Please treat this as notice under Rule 8(6) and Rule 9(1) of the Security Interest (Enforcement) Rules, 2002

Special Instructions

13. Bidding in the last moment should be avoided in the bidders own interest as neither the DEUTSCHE BANK AG nor Service provider will be responsible for any lapse/failure (Internet failure/power failure etc.) in order to ward-off such contingent situations bidders are requested to make all necessary arrangements / alternatives such as power supply back-up etc, so that they are able to circumvent such situation and are able to participate in the auction successfully.

STATUTORY 15 DAYS SALE NOTICE UNDER THE SARFAESI ACT, 2002

The borrower/ guarantors are hereby notified to pay the sum as mentioned above along with upto date interest and ancillary expenses before the date of e-Auction, failing which property will be auctioned/ sold and balance dues, if any, will be recovered with interest and cost.

Dated: 21st October 2026
Place: Mumbai

Diana Nadar
Authorized Officer- Deutsche Bank AG

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