



**REGD.AD/DASTI/AFFIXATION/BEAT OF DRUM
SALE PROCLAMATION
OFFICE OF THE RECOVERY OFFICER
IN THE DEBTS RECOVERY TRIBUNAL, KARNATAKA AT BANGALURU**
LIC Jeevan Mangal Building, No.4, Residency Road, Opp. Cash Pharmacy, Near Bishop Cotton Boys High School,
BANGALURU - 560025

TRC No-075/2017. In DRC No. 9201
PROCLAMATION OF SALE UNDER RULES 30.52 (2) OF SECOND SCHEDULE TO THE INCOME TAX ACT,
1961 READ WITH RECOVERY OF DEBTS DUE TO BANKS AND FINANCIAL INSTITUTIONS ACT, 1993

HDFC Bank Ltd.
Department for Special Operations No.7 & 7/1, Essel Chamber, Lalbagh Road, Richmond Circle, Bangalore - 560027

Applicant v/s CDs / Defendants

1. M/s. IDEB Projects Pvt. Ltd. & 5 Others
M/s. IDEB Projects Pvt. Ltd.
9th and 10th Floor, Delta Tower, Sigma Soft Tech Park, No. 7, White Field Road, Bangalore Represented by its Managing Director
2. M/s. IDEB Buildcon Pvt. Ltd.
9th and 10th Floor, Delta Tower, Sigma Soft Tech Park, No. 7, White Field Road, Bangalore Represented by its Managing Director
3. Mr. H. S. Bedi
S/o Mr. Iqbal Singh Bedi, R/a No. 1-77, Diamond District, Airport Road, Kodihalli, Bangalore - 560 008
4. Mrs. Avneet Bedi
W/o Mr. H. S. Bedi R/a No. 1-77, Diamond District, Airport Road, Kodihalli, Bangalore - 560 008
5. Mr. Aman Singh Bedi
S/o Mr. H. S. Bedi R/a No. 1-77, Diamond District, Airport Road, Kodihalli, Bangalore - 560 008
6. Ms. Bani Kaur Bedi
D/o Mr. H. S. Bedi R/a No. 1-77, Diamond District, Airport Road, Kodihalli, Bangalore - 560 008

Whereas you have failed to pay the sum of Rs. 18,20,85,095.48 (Rupees Eighteen Crores Twenty Lakhs Eighty Five Thousand Ninety Five and Paise Forty Eight Only) payable by you in respect of Recovery Certificate in OA No. 393/2011 by the Presiding Officer, Debts Recovery Tribunal, Bangalore and the interest and costs payable as per recovery certificate.

And whereas the undersigned has ordered the sale of properties mentioned in the schedule below in satisfaction of the said certificate. And whereas there will be due there under a sum Rs. 33,88,93,583.53 (Rupees Thirty Three Crores Eighty Eight Lakhs Ninety Three Thousand Five Hundred Eighty Three and Paise Fifty Three Only) including costs and interest thereon as on 19-01-2016 along with future interest and costs till realization.

Notice is hereby given that, in the absence of any order of postponement the said property shall be sold on 03-05-2017 by e-auction and bidding shall take place through "Online Electronic Bidding" through the website <http://www.bankeauctions.com> of M/s C1 India Pvt Ltd.

For further details, contact The Recovery Manager, HDFC BANK, Department for Special operations, No.7 & 7/1, Essel Chamber, Lalbagh Road, Richmond Circle, Bangalore - 560027 ; Phone/Mobile No-9019968899/9900299300

The sale of the property of the defendant above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained are those specified in the schedule against each lot. The property will be put up for sale in the lots specified in the schedule. If the amount to be realised is satisfied by the sale of a portion of the property the sale shall be immediately stopped with respect to the remainder. The sale will also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest and costs (including the costs of the sale) are tendered to the officer conducting the sale of proof as given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

No officer of the person, having any duty to perform in connection with sale, however, either directly or indirectly bid for, acquire or attempts to acquire any interest in the property sold. The sale shall be subject to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and rules made there under and to the further following conditions.

The particulars specified in the schedule have been stated to the best of the information of the undersigned. But the undersigned shall not be answerable for any error, mis-statement of omission in this proclamation.

1. The Reserve Price below which the properties mentioned below shall not be sold are Rs. 2,22,53,000/- (Rupees Two Crores Twenty Two Lakhs Fifty Three Thousand only) in respect of property described in Schedule as D4, Rs. 1,81,16,000/- (Rupees One Crore Eighty One Lakhs Sixteen Thousand Only) in respect of property described in Schedule as E4, Rs. 1,76,62,000/- (Rupees One Crore Seventy Six Lakhs Sixty Two Thousand Only) in respect of property described in Schedule as F4
2. The amount by which the biddings are to be increased shall be Rs. 1,00,000/- in the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
3. The highest bidder shall be declared to be the purchaser of any lot provided always that his is legally qualified to bid and provided further that the amount bid by him in the discretion of the undersigned to declare acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
4. EMD of 10% of the Bid Amount for the respective properties as per tabular column shall be deposited separately by bidder on or before 02.05.2017 online through RTGS directly in to the Account No. 0887201002364 in the name of Recovery Officer-I, DRT-II, Canara Bank, Lavelle Road Branch, Bangalore, having IFSC Code No. CNRB0000887 or by way of DD/Pay Order in favour of R.O-I, DRT-II, Bangalore and details of the property along with copy of PAN Card, Address proof and Identity proof, e-mail ID, Mobile No. and in case of the Company or any other document confirming representation / Attorney of the Company and the receipt / counter file of such deposit EMD deposited thereafter shall not be considered for participation in the e-auction.
5. The successful bidder shall have to pay 25% of the sale proceeds after adjustments of EMD on being knocked down by next date i.e. 04.05.2017 by 3.00 P.M. in the said account as per details mentioned in Paragraph 4 above. If the next day is Holiday or Sunday, then on next first office day.
6. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday then on the first office day after the 15th day by prescribed mode as stated in Paragraph 4 above. In addition to the above, the purchaser shall also deposit Poundage Fee with Recovery Officer, DRT-II, Bangalore @ 2% upto Rs. 1000/- and @ 1% of the excess of the said amount of Rs. 1000/- through DD in favour of The Registrar, DRT-II, Bangalore.
7. Prospective bidders are advised to peruse the copies of title deeds with the Bank and verify the latest Encumbrance Certificate and Other Revenue / Municipal records to exercise due diligence and satisfy themselves on the Title and Encumbrances, if any, over the property. In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

The property is being sold on "AS IS WHERE IS BASIS".
The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

No. of lots	Description of the property to be sold with the Name of the Co-owners where the property belongs to defaulter and any other person as Co-Owners.	Reserve Price / EMD	Revenue assessed upon the property or any part thereof.	Details of any other encumbrances to which property is liable	Claims, if any which have been put forward to the property, and any other known particulars bearing on its nature and value.
1	SCHEDULE - D4 Mortgaged by the 4th Defendant Four Bedroom residential apartment bearing No 11101 & 11201 measuring 3270 sq. ft. of super built up area and terrace area of 518 sq. ft. in the eleventh and twelfth floor of the "TULIP" block building known as "SPRINGFIELDS" constructed on the item no 1 of Schedule "D4" property, Ambalpur Village, Varthur Hobli, Bangalore South Taluk, together with the proportionate share in the common areas with 1 (one) car parking area in the basement.	Rs. 2,22,53,000.00 / Rs. 22,25,300.00			
2	SCHEDULE - E4 Mortgaged by the 5th Defendant Four Bedrooms residential apartment bearing no B-1203 measuring 2600 sq. ft. of super built up area and Terrace area of 521 sq. ft. in the Twelfth Floor of the "IRIS" Block building known as "SPRINGFIELDS" constructed on the item No 1 of Schedule "E4" property, Ambalpur Village, Varthur Hobli, Bangalore South Taluk, together with the proportionate share in common areas with Two car parking area in the basement	Rs. 1,81,16,000.00 / Rs. 18,11,600.00			
3	SCHEDULE - F4 Mortgaged by the 6th Defendant Four Bedrooms residential apartment bearing no B-1201 measuring 2500 sq. ft. of super built up area and Terrace area of 512 sq. ft. in the Twelfth Floor of the "IRIS" Block building known as "SPRINGFIELDS" constructed on the item No 1 of Schedule "F4" property, Ambalpur Village, Varthur Hobli, Bangalore South Taluk, together with the proportionate share in common areas with Two car parking area in the basement	Rs. 1,74,62,000.00 / Rs. 17,46,200.00			

Given under my hand and seal at Bangalore on 24.03.2017

(ANURADHA GANESH)
RECOVERY OFFICER - I, DEBTS RECOVERY TRIBUNAL - II, BANGALORE