



REGD. AD/ DASTI / AFFIXATION / BEAT OF DRUM  
SALE PROCLAMATION  
IN THE DEBTS RECOVERY TRIBUNAL, KARNATAKA AT BANGALORE,  
Jeevan Mangal Building, 2nd Floor, No. 4, Residency Road, Bengaluru-560025

RC No. 849912.05.2017  
PROCLAMATION OF SALE UNDER RULES 38, 52 (2) OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE 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

Versus

.... Applicant  
...Defendants

M/s Ravika Creations Pvt. Ltd. and 4 Others  
To,  
CD No.  
1. M/s Ravika Creations Pvt. Ltd.  
No.62/4, Bommanahalli Village, Begur Hobli, Bangalore  
2. Mr. Ramesh K. Chabria  
S/o Late Sri. Kishindas D Chabria, 556, 8th Main, 4th Block, Koramangala, BANGALORE-560034  
3. Mrs. Kawal Chabria  
W/o Mr. Ramesh K Chabria, 556, 8th Main, 4th Block, Koramangala, BANGALORE-560034  
4. Mr. Vikram Chabria  
S/o Mr. Ramesh K Chabria, 556, 8th Main, 4th Block, Koramangala, BANGALORE-560034  
5. Mr. Ranjith Chabria  
S/o Mr. Ramesh K Chabria, 556, 8th Main, 4th Block, Koramangala, BANGALORE- 560034

Whereas you have failed to pay the sum of **Rs. 9,78,01,609.53** (Rupees Nine Crores Seventy Eight Lakhs One Thousand Six Hundred Nine and Paise Fifty Three only) payable by you in respect of Recovery Certificate in **OA No.110 /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. 11,08,07,147.10** (Rupees Eleven Crores Eight Lakhs Seven Thousand One Hundred Forty Seven and Paise Ten only) including costs and interest thereon as on 16-06-2016 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 **29-06-2017** by e-auction between 11.00 a.m. to 12.00 p.m. and bidding shall take place through **“Online Electronic Bidding”** through the website **<https://www.bankeauctions.com of M/s CI India Pvt. Ltd.>**  
For further details, contact **The Deputy Vice President, HDFC Bank Department for Special Operations**, No.7 & 7/1, Essel Chambers, 2nd Floor, Lalbagh Road, Richmond Circle, Bangalore-560 027; Phone / **Mobile No.- 09380492738**  
The sale will be 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 of the remainder. The sale will also be stopped I 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 attempt to acquire any interest in the property sold, the sale shall be subject of the conditions prescribed in Second Schedule o the Income Tax Act, 1961 and the rules made there under and to the further following conditions.  
The particulars specified in the annexed 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.(a) The Reserve Price below which the properties mentioned below shall not be sold **Rs. 2,02,00,000/-** (Rupees Two Crores Two Lakhs only) in respect of **Lot No.1 and 2** described in Schedule as **A and B** properties and **Rs. 65,60,000/-** (Rupees Sixty Five Lakhs Sixty Thousand only) in respect of **Lot No.3 described in Schedule as C property.**  
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 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 bed and provided further that the amount bid by him in the discretion of the undersigned to declare acceptance of th ehighest bid when the price offered appears so clearly inadequate as to make in inadvisable to do so.  
4. EMD for the respective properties as per tabular column shall be deposited separately be bidder on or before **27.06.2017** before 3.00 p.m. online through RTGS directly in the the **Account No. 50200020248690** in the name of **Recovery Officer-1, DRT, HDFC Bank, Richmond Road Branch, Bangalore** of CH Bank, Having **IFSC Code on, HDFC000523** or by way of DD / Pay Order in favour of Recovery Officer, DRT, Bangalore to be deposited with R.O. . DRT, 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 adjustment of EMD on being knocked down by next date i.e. **30.06.2016** before **3.30 P.M.** in the said account as per detail 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 [rom 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, Bangalore @ **2%** upto Rs.1000/- and @ **1 %** of the excess of the said amount of **Rs.1000/-** through DO in favour of **The Registrar, DRT-I, Bengaluru.**  
7. Prospective bidder. arc advi sed 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. Ill 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 he 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 encumbrance 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	<b>SCHEDULE-A</b> All the piece and parcel of the industrially converted property bearing No.1, Khatha No. 1/1, New No. 62/4, Assessment No.263, New No. 268, comprising of 1 sq. shed, situated at Bommanahalli Village, Begur Hobli, Bangalore South Taluk, measuring East to West 47 feet, North to South 35 feet, totally measuring 1645 sq.ft and bounded on the: East By: Munireddy (Chikkabbaiah's) Property West by : Road, North by : Portion of site No.1 South by : Position of site No.1	Rs. 2,02,00,000/- 20,20,000/-			
2	<b>SCHEDULE-B</b> All thet piece and parcel of the industrially converted property bearing, No.1, Khatha No. 1/1, New No. 62/4, Assessment No. 263, New no. 268, comprising of 1 sq. shed, situated at Bommanahalli Village, Begur Hobli, Bangalore, South Taluk, totally measuring 1920 sq. ft. and bounded on the: East by: Munireddy (Chikkabbaiah's) Property West by: Road, North by: Portion of site No.1 South by : Site No.2				
3	<b>SCHEDULE C</b> All that piece and parcel of the duplex apartment bearing number No. E-8 (East, in second and third floor) having super built-up area of 1350 sq. ft. in Trinity Acres, Katha No. 357-25/2-49/2-50/2-124, Ambalipura Village, assessed under Bellandur Village Panchayat, Varthur Hobli, Bangalore South Taluk, Bangalore, and undivided land measuring 690.93 sq.ft.	Rs. 65,60,000/- 6,56,000/-			

Given under my hand and seal at Bangalore on 12.05.2017.

Sd/- (C.RAMACHANDRA RAO)  
RECOVERY OFFICER-I, DEBTS RECOVERY TRIBUNAL-I, BANGALORE