



(UNDER RULE 53 OF THE SECOND SCHEDULE OF THE INCOME TAX ACT 1961)

GOVERNMENT OF INDIA,
MINISTRY OF FINANCE
DEPARTMENT OF FINANCIAL SERVICES
(BANKING DIVISION),
DEBTS RECOVERY TRIBUNAL-II, BENGALURU
JEEVAN MANGAL BUILDING, 1ST FLOOR, NO-4, RESIDENCY ROAD, BANGALORE-560 025

Dated: ¹⁵04.02.2022

FORM No.22
[See Regulation - 37(1)]

REGISTERED A/D / DASTI / AFFIXATION / BEAT OF DRUM

SALE PROCLAMATION
OFFICE OF THE RECOVERY OFFICER-I
IN THE DEBTS RECOVERY TRIBUNAL-2, AT BANGALORE

T.R.C.No.342/2017 IN O.A.No.457/2000

PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF THE SECOND SCHEDULE TO THE INCOME TAX 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANK AND FINANCIAL INSTITUTIONS ACT, 1993

Between:

HDFC Bank Ltd

and

M/s Dr.B.M.THIPPESWAMY MEMORIAL EDUCATIONAL INSTITUTIONS AND OTHERS

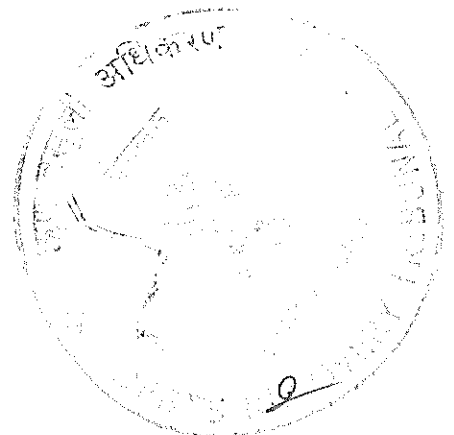
To,

1. Dr.B.M.Thippeswamy Memorial Educational Institutions,
103,6th Cross,
Kumara Krupa West,
Bangalore-560 020.

2. Dr.B.T.Mallikarjuna,
103,6th Cross,
Kumara Krupa West,
Bangalore-560 020.

Represented by Legal Heirs,

Smt B M Pushpalatha
W/o Late B.T.Mallikarjuna
R/a 6th Cross, Subbareddy Building,



1st Floor, Behind PVS Nursing Home,
JCR Extension,Chitradurga-577501

Sri.B M Rahul
S/o Late B.T.Mallikarjuna
R/a 6th Cross, Subbareddy Building,
1st Floor, Behind PVS Nursing Home,
JCR Extension,Chitradurga-577501

Sri B M Nakul
S/o Late B.T.Mallikarjuna
R/a 6th Cross, Subbareddy Building,
1st Floor, Behind PVS Nursing Home,
JCR Extension,Chitradurga-577501

3. Smt B M Pushpalatha
W/o Late B.T.Mallikarjuna
103,6th Cross,
Kumara Krupa West,
Bangalore-560 020.

Certified Debtors

Whereas you has/have failed to pay the sum of **Rs.1,52,78,510.00(Rupees One Crore Fifty Two Lakh Seventy Eight Thousand Five Hundred Ten Only)** payable by you/him in respect of Recovery Certificate in OA.No.457/2000 By the Presiding Officer, Debts Recovery Tribunal,Bangalore and the interest and costs payable as per certificate.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

And whereas there will be due there under a sum **Rs.62,34,29,319.56 (Rupees Sixty Two Crore Thirty Four Lakh Twenty Nine Thousand Three Hundred Nineteen and Paise Fifty Six Only)** including costs and interest thereon as on 13-02-2022 along with future interest and costs till realization(Note:Any recovery/amounts paid in respect of the loan, dues lying with DRT,Bangalore or with the certificate Holder Bank, which are recovered by other modes of recovery,shall be adjusted to the loan dues at the time of closure of the cases).

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on 22/03/2022 between 11:00 am to 12:00 noon by e-auction and bidding shall take place through "On line Electronic Bidding" through the website <http://www.bankeauctions.com> of "M/s. C1 India Pvt Ltd",email id:karnataka@c1india.com, support@bankeauctions.com, contact person Gangadhara Nayak.Mob:9900711744

For further detail contact: Mr.Srivathsan Varadhan,Senior Manager,RecoveryHDFC Bank Ltd,Department for Special Operations,No.7 & 7/1,Essel Chambers,2nd Floor,Lalbagh Road,Richmond Circle ,Bangalore-560027; Phone/Mobile:-7022570664.

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.

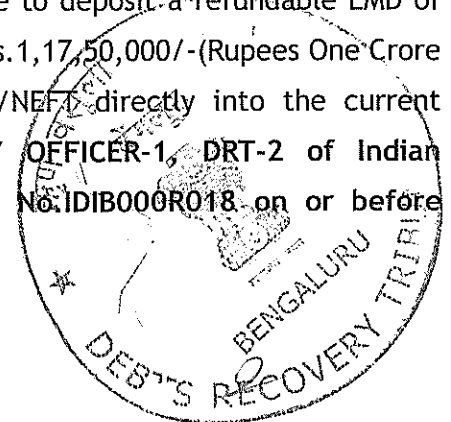
The property will be put up for the sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest costs (including cost of the sale) are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest and costs have been paid to the undersigned.

No officer of other 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 to the conditions prescribed in Second Schedule of the Income Tax Act, 1961 and the rules made there under and to the further following conditions.

That The Certificate Holder submits that Borrower has not paid the property tax for the mortgage property for a sum of Rs.28,21,098/- (Rupees Twenty Eight Lakh Twenty One Thousand and Ninety Eight only) is due to BBMP including the interest.

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 or omission in this proclamation.

1. The reserve price below which the properties (schedule mentioned below) shall not be sold is Rs.11,75,00,000/- in respect of properties described in Schedule as A & B.
2. The amount by which the biddings are to be increased shall be Rs.10,00,000/- 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 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 properties.
4. The highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline/accept the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
5. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% of Reserve price of the property which shall be Rs.1,17,50,000/- (Rupees One Crore Seventeen Lakh Fifty Thousand Only) through RTGS/NEFT directly into the current Account No. 6735242318 the name of RECOVERY OFFICER-1, DRT-2 of Indian Bank, Richmond Road, Bengaluru having IFSC Code No. IDIB000R018 on or before



20.03.2022 or by way of DD/pay order in favour of Recovery Officer-1, DRT-II, Bengaluru in O.A.No.457/2000(TRC.No.342/2017).The intending bidder should submit the quotation along with copy of PAN Card, address proof & ID, E-mail ID, Mobile number and in case any other document confirming representation/attorney of the company the receipt/counterfoil of such deposit/Demand Drafts towards EMD in sealed cover by 3.00 p.m. on 20.03.2022 to Recovery Officer-1, DRT-II, Bengaluru. The sealed cover should be superscribed with Quotation for participation in e-auction in TRC No.342/2017 in O.A.No.457/2000. The tender forms may be collected from the Bank Office or the office of the DRT. EMD deposited thereafter shall not be considered for participation in e-auction.

6. 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. 23.03.2022 by 3:00 P.M. in the said account as per detail mentioned in para 5 above. If the next day is Holiday or Sunday, then on next first office day.

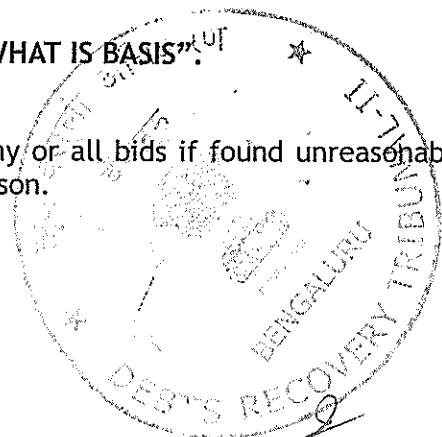
7. The purchaser shall deposit the balance 75% of the sale proceeds on or before 15th day from the date of sale of the property, exclusive of such day, or if the 15th day be Sunday or other Holiday, then on the first office day after the 15th day by prescribed mode as stated in para 5 above. In addition to the above, the purchaser shall also deposit Poundage Fee with Recovery Officer-1, DRT-II, Bangalore at 2% upto Rs.1000/- and @ 1% of the excess of the said amount of Rs.1000/- through Online by visiting Wbsite: <http://www.bharatkosh.gov.in> and submit a copy of receipt for verification and record purpose to Recovery Officer-1, DRT-II, Bengaluru.

8. The Prospective bidder are advised to peruse the copies of title deeds with the Bank and verify the latest Encumbrance Certificate and other Reveune/Municipal records to exercise due diligence and satisfy themselves on the title and encumbrance, if any over the property.

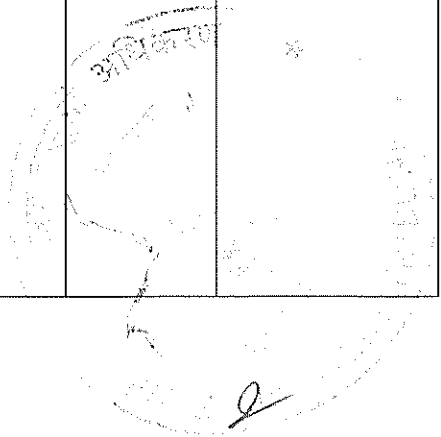
In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

The property is being sold on "AS IS WHEREAS IS & AS IS WHAT IS BASIS".

The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at anytime without assigning any reason.



No of Lots	Description of the property to be sold with the names 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. 2. 3. 4. 5.
1	<p>SCHEDULE-A All that piece and parcel of built up area of about 3950 square feet on northern portion of land measuring about 9000 square feet out of the total land situated at property No.43,Kaneshmari No.68/326,Nagarbhavi Road,Nagarbhavi Gramatana, Mallathahalli Gram Panchayat,Bangalore North Taluk,Bangalore. Land measuring east to west(165+195)/2 and north to south 100 feet bounded on the East By:Remaining Site of Shri Kempaiah, West By:80 Feet Nagarbhavi Main Road;North By :Building of Sri Ramachandra; South By:property sold to Smt.B.M.Pushpalatha</p> <p>SCHEDULE-B All that piece and parcel of built up area of about 3427.50 square feet on southern portion of land measuring about 9000 square feet out of the total land situated at property No.43,Kaneshmari,No.68/326,NagarbhaviRoad,NagarbhaviGramatana, Mallathahalli Gram Panchayat,Bangalore North Taluk,Bangalore.</p>	<p>Reserve Price -Rs.11,75,00,000/- (Rupees Eleven Crores Seventy Five Lakh Only)</p> <p>EMD- Rs.1,17,50,000/- (Rupees One Crore Seventeen Lakh Fifty Thousand Only)</p>	Rs.28,21,098/- dues towards the property tax to BBMP	Nil	Nil

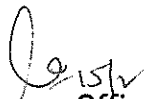


Land measuring east to west(165+195)/2 and north to south 100 feet bounded on the East By:Remaining Site of Shri Kempaiah, West By:80 Feet Nagarbhavi Main Road;North By :Remaining Portion of Sri B.T.Mallikarjuna; South By: Remaining Portion of Sri Kempaiah				
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Auction Schedule

Date and Time of Auction	22/03/2022 Between 11:00 Am to 12:00 Noon
Reserve Price	Rs.11,75,00,000/- (Rupees Eleven Crore Seventy Five Lakh Only)
Earnest Money Deposit(EMD)	Rs.1,17,50,000/- (Rupees One Crore Seventeen Lakh Fifty Thousand Only)
Last Date and Time of E-Tender form & EMD Submission	20/03/2022 15:00:00
Bid Increment Amount	Rs.10,00,000/- (Rupees Ten Lakh Only)

Given under my hand and seal on this 15th Day of February 2022,


Recovery Officer-1
Debts Recovery Tribunal-II
Bengaluru