FORM NO.22
[See Regulation 37(1)]

GOVERNMENT OF INDIA
MINISTRY OF FINANCE,
DEPARTMENT OF FINANCIAL SERVICES
DEBTS RECOVERY TRIBUNAL- II, BENGALURU
JEEVAN MANGAL BUILDING, I[ST] FLOOR, No. 4, RESIDENCY ROAD,
BENGALURU: 560 025

TRC No: 495/2017 in OA No: 258/2014

PROCLAMATION OF SALE UNDER RULES 38,52 [2] OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993.

BETWEEN:-

KARNATAKA GRAMIN BANK, ARALAGUNDI BRANCH JEWARGI TALUK, GULBARGA — CERTIFICATE HOLDER

AND

SRI LAXMAN NINGAPPA ENTAMAN AND OTHERS — CERTIFICATE DEBTORS

1. Sri Laxman Ningappa Entaman
   S/o Sri Ningappa
   R/o Sumbad, Jewargi Taluk
   Gulburga- 585 325

2. Smt Yellavva Laxman
   W/o Sri Laxman Ningappa
   R/o Sumbad, Jewargi Taluk
   Gulburga- 585 325

3. Sri Devappa
   S/o Sri Laxman Ningappa
   R/o Sumbad, Jewargi Taluk
   Gulburga- 585 325

Whereas you has/have failed to pay the sum of **Rs.15,58,011/- (Rupees Fifteen lakhs fifty eight thousand and eleven only)** payable by you in respect of Recovery Certificate No TRC/495/2017 in OA/258/2014 by the Hon'ble Presiding Officer, DRT Bengaluru and the interest and costs payable as per certificate.

And whereas the undersigned has ordered the sale of properties mentioned in the schedule below in satisfaction of the said Recovery Certificate.

And whereas there will be due there under a sum of Rs.49,94,970/-(Rupees Forty nine lakhs ninety four thousand nine hundred seventy only) as on 31/10/2020 along with the cost and future interest till realization.

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Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **27/01/2022 by e-auction between 11.30 am to 12.30 pm** and bidding shall take place through "On line Electronic Bidding" through the website ***https://drt.auctiontiger.net*** of service provider M/s e-Procurement Technologies Limited (ABC Procure), Ahmedabad, is the service provider to arrange e-auction platform (Contact: Mr.Praveen Thevar- 097227-78828), E-mail ID: ***support@auctiontiger.net***.

For further details contact: Mr.Umar ~~Raeuq~~ Faruq**, Branch Manager, Aralgundagi Branch (Mob: 63601-29996) and Regional Manager Sri.Y.Hanumathappa @ +91 85533-76021 or Sri.N.Veeresh Hallera, Chief Manager ARM Branch Bengaluru @ +91 99006-69898** for ascertaining the details of property and also for inspection of properties.

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 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 will 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 or 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.

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 mentioned below shall not be sold is

   For Properties No.1: Rs.14,00,000/- (Rs. Fourteen lakhs only).
   For Properties No.2: Rs.10,50,000/- (Rs. Ten lakhs fifty thousand only).
   For Properties No.2: Rs.7,00,000/- (Rs. Seven lakhs only).

2. The amount by which the biddings are to be increased shall be **Rs.25,000/-.** 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 that further that the amount bid by him is not less than the reserve price. It shall be at 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.

4. 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 Encumbrance, if any over the property.

5. For participating in e-auction, intending bidders have to deposit a refundable EMD of 10% of reserve price of the respective properties as per tabular column (given below) which shall be deposited separately by bidder through **RTGS/NEFT directly into the current A/c No.6830920338** in the name of "**The Recovery Officer-2, DRT-II,**

Bengaluru, Indian Bank, Richmond circle Branch, Bengaluru" having IFSC code No IDIB000R018 on or before **25/01/2022** or by the way of DD/pay *order in favour* of Recovery Officer-I, DRT-II, Bengaluru in **OA No.258/2014 (TRC/495/2017).** The intending bidder should submit the quotation along with copy of Pan Card, Address proof and identity proof, E-mail ID, Mobile No. and in case any other document confirming representation/ attorney of the company the receipt/counter file of such deposit/Demand Draft towards EMD in sealed cover by **3.00 P.M on 25/01/2022 to Recovery Officer-2, DRT-II, Bengaluru .** The sealed cover should be super scribed with quotation for participation in e-auction in **OA No.258/2014 (TRC/495/2017).** 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. **28/01/2022 by 3.00** pm in the said account as per detail mentioned in **para 5 above**. If the next day is Holliday 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 at 2% up to Rs1000/- and @1% of the excess of the said amount of 1000/-.by way of online by visiting website: ***www.bharatkhosh.gov.in*** and selecting the following details: Ministry of Finance, Department of Financial Services, Functional head Services and Services for PAO code: 006701-PAO, department of Financial Services Nagpur : DDO code : 208095, SO DR-Bengaluru before auction.

8. Bidders are advised to go through the website httns:// ***https://drt.auctiontiger.net*** for detailed terms & conditions of auction sale before submitting their bids and taking part in e-auction sale proceedings.

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, 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 AND AS IS WHAT IS BASIS"**

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SCHEDULE – PROPERTIES

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 as Known	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	6
1. *	**Properties No.1:** All that piece of land and parcel bearing in Sy.No.327/18/2 measuring 4 Acres are situated at Sumbad, Jewargi Taluk, Gulburga District and Commonly bounded on: **Bounded by:** East- Land of Nadugera Siddappa West- Land of Hanumantha Dodibabai North- Land of Gopanna Bhimaraya South- Land of Golalappa Kallappa Karagouda	Reserve Price Rs. 14,00,000/- EMD Rs.1,40,000/-	Agri. Land	NIL	NIL
2. *	**Properties No.2:** All that piece of land and parcel bearing in Sy nio.184/3 measuring 3 Acres are situated at Sumbad, Jewargi Taluk, Gulbarga District and bounded on: **Bounded by:** East- Land of Thippana West- Land of Mariyamma North- Land of Devappa South- Lake	Reserve Price Rs. 10,50,000/- EMD Rs.1,05,000 /-	Agri. Land	NIL	NIL
3. *	**Properties No.3:** All that piece of land and parcel bearing in Sy No.184/9 measuring 2 Acres are situated at Sumbad, Jewargi Taluk, Gulbarga District and bounded on: **Bounded by:** East- Land of Yalagi Basappa West- Land of Mariyamma North- Govt. Land South- Land of Yallavva	Reserve Price Rs. 7,00,000/- EMD Rs. 70,000/-	Agri. Land	NIL	NIL

* Boundaries are mentioned as per the information submitted by CHB, before this tribunal on 09/12/2021.

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Auction Schedule:

Date and Time of Auction	On 27/01/2022 between 11.30 am to 12.30 pm
Reserve Price	For Properties No.1: Rs.14,00,000/- For Properties No.2 Rs.10,50,000/- For Properties No.3 Rs.7,00,000/-
Earnest Money Deposit (EMD)	For Properties No.1: Rs.1,40,000/- For Properties No.2 Rs.1,05,000/- For Properties No.3 Rs.70,000/-
Last Date and time of E-Tender Form & EMD Submission	by 3.00 P.M on 25/01/2022
Bid Increment Amount	Rs.25,000/- (for ~~Both~~) all properties

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.

Given under my hand and seal on this 15th Dec /2021.

15/12/2021

RECOVERY OFFICER-2
DRT-II, BENGALURU

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