



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

GOVERNMENT OF INDIA
MINISTRY OF FINANCE
DEPARTMENT OF FINANCIAL SERVICES
(BANKING DIVISION)
OFFICE OF THE RECOVERY OFFICER - 1
DEBTS RECOVERY TRIBUNAL – 1, BENGALURU
JEEVAN MANGAL BUILDING, 2nd FLOOR, No. 4,
RESIDENCY ROAD, BENGALURU: 560 025.

DRC No. 10965/2016 IN OA No. 1291/2014

SALE PROCLAMATION

PROCLAMATION OF SALE UNDER RULES 38, 52 [1] [2] OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS & BANKRUPTCY ACT, 1993.

Bank of Baroda (e- Vijaya Bank), Koppal Branch Vs. Dr. Mohammed N. Sattar and Others.

To

1	Dr. Mohammed N. Sattar, S/o. Syed Moinuddin Quadri, Near Star Talkies, Koppal – 583 231.
2	Mr. Syed Moinuddin Quadri, S/o. Syed Tajuddin Quadri, No. 18/2, Chikkasindogi, Koppal Taluk & District – 583 231.
3	Mrs. Shahanz Begum, W/o. Syed Moinuddin Quadri, No. 18/2, Chikkasindogi, Koppal Taluk & District – 583 231.

-Defendants/Certificate Debtors

Whereas you has/have failed to pay the sum of Rs. 27,33,619.00 (Rupees Twenty Seven Lakhs Thirty Three Thousands Six Hundred and Nineteen Only) payable by you/him in respect of Recovery Certificate No.10965/2016 in OA No. 1291/2014 by the Presiding Officer, Debts Recovery Tribunal - 1, Bengaluru and the interest costs payable as per Certificate.

And whereas there will be due thereunder a sum of Rs. 89,29,133.00 [Rupees Eighty Nine Lakhs Twenty Nine Thousands One Hundred and Thirty Three Only] as on 05.02.2022

along with future interest @ 14 % p.a. compounded with monthly rests from 06.02.2022 till realization along with costs and expenses from the date of RC i.e, 24.11.2016.

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

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **29.04.2022** 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>. M/s. e-Procurement Technologies Limited (Auction Tiger), Ahmedabad is the Service Provider to arrange e-auction platform. Contact Person: Mr. Praveen Thevar – 9722778828, Email ID: karnataka@auctiontiger.net, praveenthevar@auctiontiger.net **and support@auctiontiger.net**

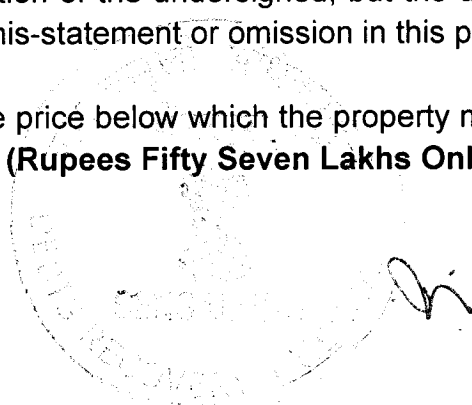
For further details contact Sri. Mandeep Singh., Branch Head, Bank of Baroda, Koppal Branch, for ascertaining the details of property and also for inspection of property (contact No. 9872284764, e-mail: koppal@bankofbaroda.com or Recovery Officer – 1, Debts Recovery Tribunal – 1, No.4, Residency Road, Bengaluru.

The sale will be of the property of the defendants/CDs 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.

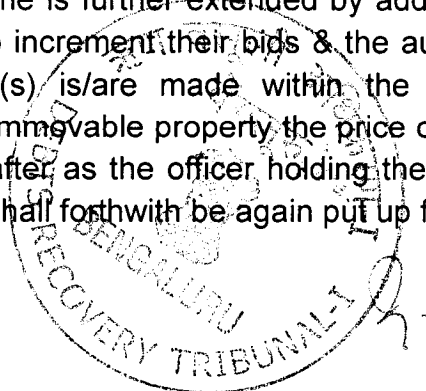
The sale of the schedule property will be stopped if, before it is knocked down, the arrears mentioned in the said certificate, interest costs [including cost of the sale] are tendered to the officer conducting the sale or proof is given to his satisfaction that the amount of such certificate, interest 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.

1. 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.
2. The reserve price below which the property mentioned below shall not be sold is **Rs. 57,00,000/- (Rupees Fifty Seven Lakhs Only).**



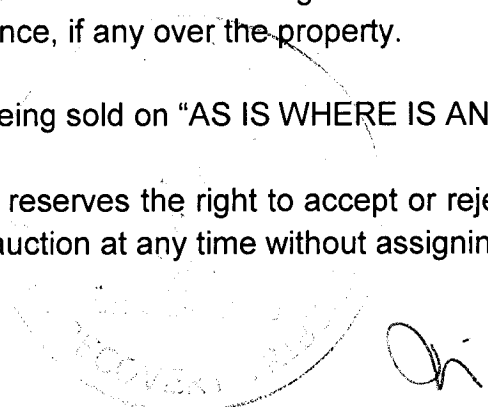
3. The amount by which the biddings are to be increased shall be **Rs.25,000/- (Rupees Twenty Five Thousand Only)**. In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
4. The highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. It shall be 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.
5. EMD (which is 10% of the reserve price), i.e, **Rs.5,70,000/- (Rupees Five Lakhs Seventy Thousand)** shall be deposited by the proposed Bidder on or before **26.04.2022** by 12.30 pm online through RTGS/NEFT/IMPS directly into the **Current Account No. 510101006543147 with Union Bank Of India, M.G Road Branch, Bengaluru-560001 in the name of the "Recovery Officer-1, DRT-1", IFSC code No. UBIN0903418 MICR Code No. 560017004** mentioning the OA number and DCP Number. EMD deposited thereafter shall not be considered for participation the in e-auction. Duly filled in Bid form 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 foil of such deposit should be submitted to the Recovery Officer -1, DRT-1, Bengaluru within the stipulated time and failure to do so shall render the same as invalid. NRI Bidders must necessarily enclose a copy of photo page of their passport & route their bid duly endorsed by Indian Mission (Embassy).
6. EMD received after due date & time shall be rejected & the amount paid towards the EMD shall be returned to them by way of option given by them in the E-Auction Form. Any person desirous of participating in the bidding process is required to have a valid digital signature certificate issued by the competent authority. It is the sole responsibility of the bidder to obtain the said digital signature certificate, active e-mail id and a computer terminal/system with internet connection to enable him/her to participate in the bidding. Any issue with regard to digital signature certificate and connectivity during the course of bidding online shall be the sole responsibility of the bidder and no claims in this regard shall be entertained.
7. If the bid is increased within the last 5 minutes of the given time of auction, the auction time is further extended by additional time of 5 minutes to enable the other bidders to increment their bids & the auction process comes to an end if no further increment(s) is/are made within the extended time of 5 minutes. In case of movable/immovable property the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up for auction for resale.



8. 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. by 3.00 pm in the said account as per details mentioned in para 5 above. If the next day is Holliday or Sunday, then on next first office day.
9. 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 - 1, Bengaluru @ 2% up to Rs.1,000/- and @1% of the excess of the said amount of Rs.1,000/- through Bharat Kosh (<https://bharatkosh.gov.in>) and submit the receipt for record purpose to the Recovery Officer -1, DRT-1, Bengaluru.
10. 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.
11. Highest bidder shall not have any right/title over the property until the sale is confirmed by the Recovery Officer -1, Debts Recovery Tribunal -1, Bengaluru.
12. The amount of EMD deposited by the unsuccessful bidders shall be refunded through online mode in case of EMD deposited through online. In case EMD is deposited in the form of DD/BC/Pay order the same will be returned by hand. Original ID proof of the photocopy sent with the E-Auction EMD Form has to be brought. No interest shall be paid on EMD amount.
13. No request for inclusion/substitution in the sale certificate of names of any person(s) other than those mentioned in the E-Auction Bid Form shall be entertained.
14. 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.

The property is being sold on "AS IS WHERE IS AND 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 any time without assigning any reason.



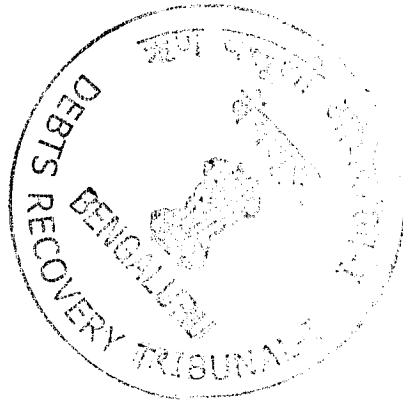
No of lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter and any other person as co-owners	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1	2	3	4	5
One	All that piece and parcel of the property situated at N.A. Sy. No. 18/2 measuring 4 acres situated at Chikkasindogi Village, Koppal Tq. and District bounded by: East by: Land Sy. No. 23 West by: Land Sy. No. 18/1 North by : Land Sy. No. 23/1 South by: Land Sy. No. 18/1	NIL	NIL	NIL

AUCTION SCHEDULE OF PROPERTY

Date and Time of Auction	29.04.2022 between 11.30 am to 12.30 pm
Reserve Price	Rs.57,00,000/-
Earnest Money Deposit	Rs.5,70,000/-
Last date for deposit of EMD	26.04.2022 by 12.30 p.m.
Bid Increment Amount	Rs.25,000/-

Details of this Proclamation of sale can be viewed at the website 'www.drt.gov.in'.

Given under my hand and seal on this the 21st day of February, 2022.



[RAJASEKHARAN R.]
RECOVERY OFFICER - 1
DRT - 1, BENGALURU.