



OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL - 2
ERNAKULAM

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PROCLAMATION OF SALE

DRC No.62/2020

e-Sale No.73/2024

**PROCLAMATION OF SALE UNDER RULE 52(2) OF THE SECOND SCHEDULE
TO THE INCOME TAX ACT, 1961 r/w S. 29 OF THE RECOVERY OF DEBTS AND
BANKRUPTCY ACT, 1993[AS AMENDED FROM TIME TO TIME]**

The Federal Bank Ltd., Vembayam Branch Vs. Muhammed Shafi and another

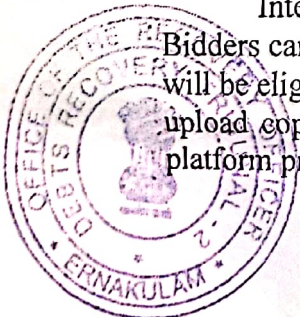
Whereas, certificate debtors namely [1] Muhammed Shafi[Sole Proprietor of Sahal Agencies], S/o Suber, SRS Manzil, Kamukarakonam, Konchira PO, Vembayam, Thiruvananthapuram-695 615 and [2] Rajeena R.H, W/o Muhammed Shafi, SRS Manzil, Kamukarakonam, Konchira PO, Vembayam, Thiruvananthapuram-695 615 have failed to pay the sum of Rs.26,82,054.63(Rupees twenty-six lakh eighty-two thousand fifty-four and Paise sixty-three only) as on 02.11.2020 payable by them in respect of the Recovery Certificate No.62/2020 in OA No.404/2017 issued by the Presiding Officer, Debts Recovery Tribunal-2, Ernakulam and the interest and costs payable as per the said Recovery Certificate.

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

And whereas there will be due thereunder, a sum of Rs.35,33,803.99/-[Rupees thirty-five lakh thirty-three thousand eight hundred three and Paise ninety-nine only] as on 04.10.2024, including costs and interest. Besides, there shall be future interest, costs and expenses also.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **22.11.2024** by e-auction **from 1100 hours to 1130 hours** and bidding shall take place through ‘**Online Electronic Bidding**’ through the website <https://drt.auctiontiger.net> of M/s e-Procurement Technologies Limited – Auction Tiger, Ahmedabad.

Intending bidders may hold a valid Digital Signature Certificate (not mandatory). Bidders can participate in the e-auction from anywhere. E-offers/ bids submitted online alone will be eligible for consideration. The intending bidders need to fill up the application online, upload copy of any valid photo identity/ address proof and copy of the PAN Card at the platform provided by the service provider, following the instructions therein.



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The intending bidders are advised to refer to the detailed terms and conditions displayed at the site of the property, on the Notice Board of the Recovery Officer and in the website of the e-auction service provider. For any other clarification, contact the Branch Manager, Federal Bank, Vembayam Branch, No. MP IX/696D MC Road, Vembayam, Thiruvananthapuram-695 615 at 0472-2830009/9544928008[mob.] [e-mail id - prajith.g@federalbank.co.in]. For information about online submission of application and assistance during bidding, please contact M/s. e-Procurement Technologies Limited - Auction Tiger, B-704, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006 Gujarat (India), e-mail id: support@auctiontiger.net, Mr. Praveen Kumar Thevar - mobile No.09722778828, 079 35022145/149/182 (e-mail id: praveen.thevar@auctiontiger.net).

The property can be inspected by prospective bidder(s) before the date of sale for which the above named officer of the bank may be contacted.

The sale will be of the property of the sole certificate debtor 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.

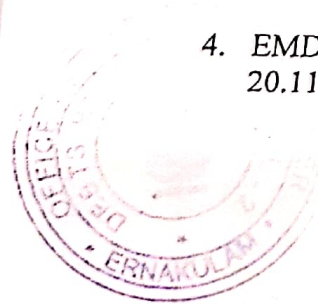
The property will be put up for sale in the lots specified in the schedule. If the amount to be realized is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to the remainder. The sale also be stopped if, before any lot is knocked down, the arrears mentioned in the said certificate, interest, costs (including the costs 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 this 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 thereunder 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 shall be Rs.7,00,000/-[Rupees seven lakh only] and the opening bid shall be Rs.7,10,000/-[Rupees seven lakh ten thousand only] below which the property mentioned below shall not be sold.
2. The amounts by which the bidding is to be increased shall be Rs.10,000/-[Rupees ten 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.
3. The highest bidder shall be declared to be the purchaser of any lot provided that the amount bid by him/her is not less than the opening bid amount. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it advisable to do so.
4. EMD of Rs.70,000/-[Rupees seventy thousand only] shall be deposited by 20.11.2024, 1700 hours online through RTGS/NEFT/TRANSFER or by deposit of

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Pay Order/Demand Draft to the account No. 13750200036502 held in the name of Recovery Officer, Debts Recovery Tribunal-2, Ernakulam" with Federal Bank, Ernakulam/Marine Drive branch having IFSC No. FDRL0001375. EMD deposited thereafter shall not be considered for participation in the e-auction.

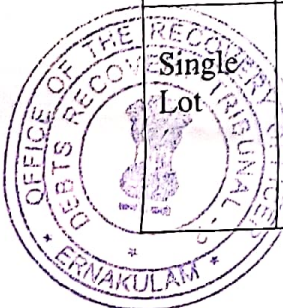
5. The date for submission of online bids is from 20.10.2024 till 20.11.2024.
6. The successful bidder shall have to pay 25% of the sale proceeds after adjustment of EMD and poundage fee @ 2% for the amount up to Rs.1,000/- and @1% for the excess of the bid amount, immediately in the said account as per details mentioned in para 4 above.
7. The purchaser shall deposit the balance 75% of the sale proceeds on or before the 15th day from the date of sale of the property, exclusive of such date, or if the 15th day be a Sunday or other Holiday, then on the first office day after the 15th day, by the prescribed mode as stated in para 4 above.

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 a 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.

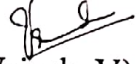
No of lots	Description of the property to be sold with the names of the other co-owners where the property belongs to defaulter and any other person as co-owners.	Revenue assessed upon the property or any part thereof.	Details of any other encumbrance to which the property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value
1	2	3	4	5
Single Lot	All that piece and parcel of land admeasuring 16.18 Ares[40 Cents] made up of 15.78 Ares in Sy No.3532/1-1 and 0.40 Ares in Sy No.3531/1-1 together with all improvements thereon in Thenoor Village, Nedumangad Taluk, Thiruvananthapuram District, Kerala	Nil	Nil	Nil



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State covered under Settlement Deed No.1909/2005 dated 06.10.2005 of SRO, Palode. Boundaries[As per the Revenue Records]:- East-Property of Shamla Arshad, South-Thodu, West-Property of Najumath Beevi Kabeer and North-Road			
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Given under my hand and the seal of the Tribunal on this the 4th day of October,2024.



(Vrinda V)
Recovery Officer





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DRC No.62/2020

e-Sale No.73/2024

TERMS AND CONDITIONS OF TENDER-CUM-E-AUCTION

The sale of properties mentioned in the Proclamation of Sale in DRC No.62/2020 dated 04.10.2024 shall be subject to the following conditions:

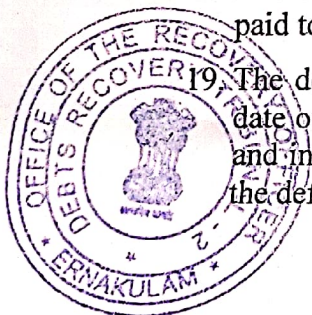
1. Auction shall be by online electronic bidding through the website <https://drt.auctiontiger.net>.
2. Intending bidder may hold a valid Digital Signature Certificate (not mandatory). For details contact M/s. e-Procurement Technologies Limited – Auction Tiger, B-704, Wall Street-II, Opp. Orient Club, Near Gujarat College, Ellis Bridge, Ahmedabad-380006 Gujarat (India), e-mail id: support@auctiontiger.net, Mr. Praveen Kumar Thevar – mobile No.09722778828, 079 35022145/149/182 (e-mail id: praveen.thevar@auctiontiger.net).
3. What is proposed to be sold are the rights to which the certificate debtors are entitled in respect of the properties. The properties will be sold along with liabilities, if any. The extent of the properties shown in the proclamation is as per the Recovery Certificate schedule. Recovery Officer shall not be responsible for any variation in the extent due to any reason. The properties will be sold on 'as is where is' and 'as is what is' condition.
4. Intending bidders are advised to peruse copies of title deeds available with the Bank and also check the identity and correctness of the property details, encumbrances, etc.
5. The sale shall be by Tender-cum-e-Auction to the highest bidder subject to confirmation by the Recovery Officer.
6. Bidders can participate in the e-auction from anywhere. Therefore, the intending purchaser shall participate in the e-Auction on his own behalf and no third party intervention, like authorised agent/ representative, would be permitted.
7. The successful bidder should bear the charges/ fee payable as per law for conveyance of property such as registration fee, stamp duty, etc., in addition to poundage fee.
8. The e-auction service provider will allot a login/ user ID and password to the intending bidders for participating in the e-Auction. Thereafter, the intending bidders need to fill up the application online, upload copy of any valid photo identity/ address proof and copy of the PAN Card at the above website, following the instructions therein. In case the bidder is not having a PAN Card, he/ she shall submit an affidavit on a Rs.20/- non-judicial stamp paper, stating the reasons thereof. EMD of 10% of the reserve price shall be made through RTGS/ NEFT to the Account number provided in the proclamation of sale and the details of remittances made shall be entered in online application. The service provider shall provide training to the registered bidders before the date of auction.



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Prospective bidders may avail online training on e-auction from **M/s. e-Procurement Technologies Limited – Auction Tiger**.

10. The registered bidder shall log in to the auction portal with the user ID and password provided by the e-auction service provider at the commencement of auction. In case of failure to participate in the auction by logging into the online bidding portal or on withdrawal of tender prior to auction, the EMD shall be forfeited, and no claim, whatsoever, would be entertained over the conduct of auction. However, if the auction is adjourned for any reason, the bidders can opt to withdraw from the auction through the registered e-mail ID and request for refund of EMD.
11. The highest bidder will be declared as the successful bidder and he/ she will be intimated at the registered e-mail ID, immediately after close of auction. The successful bidder shall produce the originals of the identity documents as well as PAN Card uploaded while submitting the tender before the Recovery Officer for verification, within thirty days from the date of auction, failing which the entire amount remitted towards the auction shall be forfeited.
12. The e-Auction shall commence strictly at the scheduled time and above the highest quotation received. The bids shall be in multiples provided in the proclamation of sale. The closing time of the auction is system controlled and the time will get automatically extended by five minutes if any bid is received during the last five minutes, i.e. while active bid is in process.
13. The successful bidder should pay 25% of the bid amount including the EMD already paid and the amount of poundage immediately after the close of the auction and the remaining amount within 15 days from the date of auction. The poundage fee is calculated at the rate of 2 per cent on such bid amount up to Rs.1,000/- and at the rate of 1 per cent on the excess of such bid amount over Rs.1,000/-. All the payments shall be made through RTGS/ NEFT to the Account number mentioned in the proclamation of sale, and shall be intimated to the Recovery Officer at ro1srr.dr2ekm-dfs@gov.in immediately.
14. If the full amount is not paid within 15 days from the date of auction, the cost of the auction shall be recovered from the deposit money and the balance forfeited to the Government.
15. Any deficiency of price, which may happen on a resale, by reason of the purchaser's default and all expenses attending such resale shall be recoverable from the defaulting purchaser.
16. The sale becomes absolute after thirty days unless cancelled by the Recovery Officer for any reason as per law.
17. The Certificate of Sale shall be issued by the Recovery Officer to the successful bidder after thirty days of the auction, provided all the conditions of sale are fulfilled, and subject to confirmation of sale. No request for inclusion/ substitution of names, other than those mentioned in the bid, in the Certificate of Sale shall be entertained.
18. The sale will be stopped if the dues mentioned in the Recovery Certificate, interest, costs (including cost of sale) are tendered to the Officer conducting the sale or proof is given to his satisfaction that the amount of such Recovery Certificate, interest and costs have been paid to the undersigned.
19. The defaulter (Certificate debtor) can repay the debt in full within thirty days from the date of sale, including interest and cost, plus 5% of the bid money and the Poundage fee, and in that case, the debtor can reclaim his property. The 5% of the bid money paid by the defaulter shall be given to the successful bidder.



To

1. Muhammed Shafi[Sole Proprietor of Sahal Agencies], S/o Suber, SRS Manzil, Kamukarakonam, Konchira PO, Vembayam, Thiruvananthapuram-695 615.
2. Rajeena R.H, W/o Muhammed Shafi, SRS Manzil, Kamukarakonam, Konchira PO, Vembayam, Thiruvananthapuram-695 615

