



Government of India
Ministry of Finance
DEBTS RECOVERY TRIBUNAL – I
OFFICE OF THE RECOVERY OFFICER
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PROCLAMATION OF SALE

DRC No. 31/2024

e-Sale No 42/2026

PROCLAMATION OF SALE UNDER RULES 52, 53 & 54 OF SECOND SCHEDULE TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY ACT, 1993

Bank of Baroda Vs. M/s Classic Foot Care (India) Pvt Ltd & 4 Others

Whereas, (1). **M/s. Classic Foot Care (India) Pvt. Ltd**, VI/114, Mampuram P.O., NH: 17, Valiyaparamba , Malappuram District - 676 306 (2.) **Sunil kumar C**, Chakkum Thodi House, Pallikkal Bazar Post Malappuram District - 673 634 (3). **Ganesan A**, Arakiinatt House, Purakkatt Paramb, Karuvanthituthy Post, Feroke, Kozhikode - 673 631 (4). **Sureshkumar C**, Chakkuthodi House, Kurunthala, Pallikkal Tiruranadi, Malappuram District - 673 634 (5) **Sivadasan C**, FP 6/633 Wings' ,Feroke Post, Calicut - 673 631 have failed to pay the sum of **Rs. 5,40,33,919** (Rupees five crore forty lakhs thirty three thousand nine hundred nineteen only), as on **28.09.2018**, payable by them in respect of the **Recovery Certificate No. 31/2024** in **OA No. 618/2018** issued by the Presiding Officer, Debts Recovery Tribunal-1, Ernakulam, and the interest and costs payable as per the Certificate.

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

And whereas there will be due thereunder, a sum of **Rs 10,25,93,401.28** (Rupees ten crores twenty five lakhs ninety three thousand four hundred and one and paise twenty eight only) as on **29.06.2026**. Besides, there shall be future interest, costs and expenses also.

Notice is hereby given that in absence of any order of postponement, the said properties shall be sold on **10.09.2026** by e-auction from **11.00 hrs to 11.30 hrs for Lot No 1 & 12.00 hrs to 12.30 hrs for Lot No 2** and bidding shall take place through ‘**Online Electronic Bidding**’ through the website baanknet.com of **M/s. PSB Alliance Pvt Ltd**

The reserve price below which the properties shall not be sold is **Rs.4,00,00,000/-** (Rupees four crores only) for Lot No.1 (Schedule A) and **Rs.5,00,00,000/-** (Rupees five crores only) for Lot No.2 (Schedule B). The amounts by which the bidding are to be increased shall be **₹ 50,000/-** (Rupees fifty thousand only). EMD of **₹ 40,00,000/-** (Rupees forty lakhs Only) for Lot No.1 & **Rs.50,00,000/-** (Rupees fifty lakhs only) for Lot No.2 shall be deposited on or before **08.09.2026** till 15.00 hrs through E-wallet feature available on baanknet.com EMD deposited thereafter shall not be considered for participation in the e-auction.. The date for submission of online bids is from **01.09.2026 to 08.09.2026 till 17.00 hrs**. The successful bidder shall have to pay 25% of the sale proceeds (including EMD) and requisite poundage fee, in the Account No. **28750200000329** in the

name of **‘RECOVERY OFFICER DRT-1 ERNAKULAM AUCTION’** held with the **Bank of Baroda**, Panampilly Nagar Branch [IFS Code – **BARB0KCHBS** immediately after declaration. The purchaser shall deposit the balance 75% of the bid amount on or before the 15th day from the date of sale of the properties.

No of lots	Description of the properties to be sold with the names of the other co-owners where the properties belongs to defaulter and any other person as co- owners.	Revenue assessed upon the properties or any part thereof.	Details of any other encumbrance to which the properties is liable	Claims, if any, which have been put forward to the properties, and any other known particulars bearing on its nature and value
1	2	3	4	5
Lot No. 1	<u>SCHEDULE ‘A’ - Item No.1</u> Property having an extent of 4.95 Ares comprised in Re. Sy. Block No. Nil, Re. Sy. No.151/1 of Feroke Amsom, Kozhikode Taluk, Kozhikode District derived by Classic Foot Care (India) Private Limited by virtue of Jenmam Sale Deed No. 3588/2011 of Feroke SRO. <u>Boundaries</u> North : Property earmarked for Road as as described in title deeds No.3866/1998, E plot. East : Thannile Parambu Ohari West : Thannile Parambu South : Property in item No.2 <u>SCHEDULE-‘A’ Item No.2</u> Property having an extent of 11.89 Ares comprised in Re. Sy. Block No. Nil, Re. Sy. No.151/3 of Feroke Amsom, Kozhikode Taluk, Kozhikode District together with building bearing Door No.6/633A therein derived by Classic Foot Care (India) Private Limited derived by virtue of Jenmam Sale Deed No. 3588/2011 of Feroke SRO <u>Boundaries</u> North : Property in item No.1 East : Thannile Parambu West :Thannile Parambu Anya Kaivasham South : Property earmarked for Road as described in title deeds No.3866/1998, F plot.	Rs 3,97,23,000/-	-	-

Lot No.2	<u>SCHEDULE-‘B’ Item No.1</u> Property having an extent of 28.238 Ares (69 and $\frac{3}{4}$ Cents) of property comprised in Re. Sy. No. 39/6, 7A of Pukayur Desom, Abdurahiman Nagar Amsam, Thirurngadi Taluk, Malappuram District together with building therein bearing Door No.VI/114 of Abdurahiman Nagar Panchayat derived by Classic Foot Care (India) Private Limited derived by virtue of Janmam Sale Deed No.888/2003 of Thirurangadi SRO. <u>Boundaries</u> North : Valia Parambu East : Thannileparambu, vere ohari West : Vallu Parambu South : Road <u>SCHEDULE-‘B’ Item No.2</u> Property having an extent of 6.123 Ares (15 and $\frac{1}{8}$ Cents) comprised in Re. Sy. No. 39/4 of Pukayur Desom, Abdurahiman Nagar Amsam, Thirurngadi Taluk, Malappuram District derived by Classic Foot Care (India) Private Limited derived by virtue of Janmam Sale Deed No.889/2003 of Thirurangadi SRO. <u>Boundaries</u> North : Property belonging to Abdurahman etc. East: Thannil Nadu ohari, Bhagapathrathile Randam Number West : Vallu Parambu & 3 meter wide road South : Valiaparambu	Rs 4,86,44,000	Nil	Nil
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The intending bidders are advised to refer to the detailed terms and conditions displayed at the site of the properties, on the Notice Board of the Recovery Officer, in the website <http://drt.gov.in> and in the website of the e-auction service provider. For any other clarification, the undersigned may be contacted either in person or over the phone or Shri Sarath S, Senior Branch Manager, Bank of Baroda, Ground Floor, Apple Square Building, N H Bye Pass, Ramanattukara, Kozhikode at Mobile No.9446899901/ Smt. Parvathy A., Manager Legal, DRT Cell, Bank of Baroda, Ernakulam at Mobile No.7012747898 email drt.zoernakulam@bankofbaroda.com. For information about online submission of application and assistance during bidding, please contact M/s. PSB Alliance Pvt. Ltd, Mumbai, over phone at +91 8291220220, Mr. Dharmesh Asher –Mobile No.9892219848, Miss Swani Sharma, Mobile No.9990605075, e-mail id: support.baanknet@psballiance.com/support.ebkray@psballiance.com - Mr.P.F. Ashuli Krechena Senior Manager, Bank of Baroda at Telephone No.022-66985186/5113, Mobile No.07576861827, e-mail id : sarfaesi.bcc@bankofbaroda.co.in.

(Given under my hand and the seal of the Tribunal on this the 29th day of June 2026

(Penumala Harichand)
Recovery Officer
Debts Recovery Tribunal-1