

bank



FORM NO.22 [See Regulation 37(1)]
REGD. A/D\DASTIAFFIXATION\BEAT OF DRUM

E-AUCTION SALE PROCLAMATION NOTICE

GOVERNMENT OF INDIA, MINISTRY OF FINANCE
DEBTS RECOVERY TRIBUNAL

OFFICE OF THE RECOVERY OFFICER

2nd & 3rd Floor, 27, T.B.Road, Jawans Bhawan,
Coimbatore – 641 018.

Tel.No.0422-2309008, 2305030.

E-mail Id: ro1drtcobtor-dfs@nic.in.

In the matter of:

Erstwhile Corporation Bank, SME Branch

Now amalgamated with Union Bank of India

- VERSUS -

Mr. Syed Mohammed & Another

Recovery proceedings(R.P) No. 598/2019 in DRC No.146/2019 in OA No.172/2015

(PROCLAMATION OF SALE UNDER RULE 38 AND 52(2) OF THE SECOND SCHEDULE TO THE INCOME TAX ACT 1961
r/w THE RECOVERY OF DEBTS AND BANKRUPTCY ACT 1993)

To

1. Mr. Syed Mohammed,
S/o. Khadermoideen,
Proprietor,
Messrs. Jaquarr Knit wear,
Door No.151-5-1,
Veerappa Chettiar Thottam,
Thanneerpandal Colony,
Anupparpalayam,
Tirupur - 641 652.
2. Mr. A. Nausath,
W/o. Syed Mohammed,
Door No.151-5-1,
Veerappa Chettiar Thottam,
Thanneerpandal Colony,
Anupparpalayam,
Tirupur - 641 652.

1.	Debts Recovery Certificate Amount	Rs. 35,90,687/- (Rupees Thirty Five Lakhs Ninety Thousand Six Hundred And Eighty Seven Only) together with interest at the rate of 16.35% p.a., from 30.11.2019 as per DRC No. 146/2019 dated 04.06.2019, plus further interest & costs as applicable.
2.	Payable Amount as on 11.11.2026	Rs. 58,89,198/- (Rupees Fifty Eight Lakhs Eighty Nine Thousand One Hundred and Ninety Eight Only) as on 11.11.2026 and further interest and costs as applicable till the date of realisation.



Whereas you, the certificate debtors have failed to pay the amount due as per DRC No. 146/2019 dated 04.06.2019 and whereas the undersigned has ordered the sale of properties mentioned in the Schedule below in satisfaction of the said certificate on **"AS IS WHERE IS BASIS"**.

No. of Lots	Description of the property to be sold with the names of the co-owners where the property belongs to defaulter(s) and any other persons as co-owners and Revenue assessed upon the property or any part thereof.		
One	<u>DESCRIPTION OF PROPERTY</u> Tirupur Registration District, in Tirupur Joint II Sub Registration District, in Tirupur Taluk, within Velamplayam Town Panchayat Limits, in 15, Velamplayam Village, in S.F.No.369/1, in the lands measuring Punchai Ac.0.75 ½ the eastern extremity portion of lands have been plotted and developed into a layout of vacant sites, and this, site No.7 measuring 1,110 square feet is bounded on the South by site No.6: West by the property retained by vendor T. Vivekanandan and P. Senthamarai: East by 15 feet width north south layout road: and North by site No.8: And amidst this, the aforesaid land is measuring East to West 37 ft on both sides, North to South 30 ft on both sides, Thus making in whole, the aforesaid land measuring 1,110 square feet in entirety and the residential building constructed therein bearing assessment No.8149, super structures and all other appurtenant attached therein together electric service connection No.475, its wirings, fittings etc., and municipal water tap connection assessment No.8790, its metre, deposit etc., together with right of way over 30 feet width east west road, 19 feet width north south road proceedings towards south, 20 feet width road proceeding from west towards east as an access to the aforesaid lands. <u>Encumbrance certificate details:</u> 1. Encumbrance Certificate dated 15.04.2026 for the period from 01.01.1996 to 14.04.2026 – revealed Nil encumbrances. Further as per the order of Inspector General of Registration, Tamil Nadu in No.21343/C1/2021 dated 10.07.2021, even if any attachment by any civil court or other authority is there then still the Sub-registrar cannot refuse to register the sale certificate when the same is sold by DRT, in view of S.31-B of Recovery of Debts and Bankruptcy Act, 1993. <table border="1" data-bbox="379 1794 1393 1955"> <tr> <td data-bbox="379 1794 858 1955">Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value:</td><td data-bbox="866 1794 1393 1955">No claim is pending before this Recovery Office, otherwise other claims are not known. The prospective bidders are advised to make independent enquires.</td></tr> </table>	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value:	No claim is pending before this Recovery Office, otherwise other claims are not known. The prospective bidders are advised to make independent enquires.
Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value:	No claim is pending before this Recovery Office, otherwise other claims are not known. The prospective bidders are advised to make independent enquires.		



	Details of any other encumbrance to which property is liable.	Encumbrance certificate of the schedule properties are available with the Nodal officer of the Bank for inspection.
	RESERVE PRICE (below which the property shall not be sold):	Rs. 51,20,000/- (Rupees Fifty One Lakhs Twenty Thousand Only)
	EMD	Rs. 5,12,000/- (Rupees Five lakhs Twelve Thousand Only)
	Bid increment (in multiples) of	Rs. 50,000/- (Rupees Fifty Thousand Only)
E Auction Particulars		
1.	Last date of submission of online bid	On or before 16:00 Hours on 10.11.2026
2.	Date and time of e-auction	11.11.2026 from 11.00 Hours to 12.00 Hours with auto extension of five minutes till conclusion of the sale.
3.	Date and time for inspection of property by the interested bidders.	27.10.2026 with prior information to the Nodal Officer of the Bank
4.	Name of website for uploading auction bid form and detailed terms and conditions:-	https://baanknet.com
5.	Contact name and telephone number of authorized officers for further queries regarding e-auction / property being sold:-	Name: E. Ragavan, Chief Manager, Union Bank of India, Tiruppur SSI Branch. Mobile No: 8778819852, Email ID: ubin0554740@unionbankofindia.bank.in
6.	Name of Bank and Account Number in which the EMD should be remitted through RTGS/NEFT:-	EMD shall be deposited latest by till 4:00 PM on 10.11.2026 in Wallet Bank Asset Auction Network (BAANKNET) in https://baanknet.com . The EMD deposited thereafter shall not be considered for participation in the e-auction.
8.	Terms of payment on declaration as successful highest bidder:-	The highest bidder shall have to deposit 25% of his final bid amount after adjustment EMD already paid in Wallet Bank Asset Auction Network (BAANKNET) https://baanknet.in within 24 hours and not later than 4:00 P.M of next bank working day through RTGS/NEFT in the account of State Bank of India, Race Course Road Branch, Coimbatore A/c No 10065290881 in favour of Recovery Officer, DRT (IFSC Code SBIN0007940). 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 15 th day by prescribed mode.



		In addition to the above the purchaser shall also deposit Poundage fee with Recovery Officer, DRT Coimbatore @2% up to Rs.1,000/- and @ 1% of the excess of the said amount of Rs.1,000/- through DD in favour of "Registrar, DRT. Coimbatore", within 15 days after conclusion of e-auction.
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The Sale will be governed by the Second Schedule of Income Tax Act, 1961 read with section 25 to 29 of Recovery of Debts and Bankruptcy Act 1993 and ITCP Rules, 1962.

1. The auction sale will be "online through e-auction" portal <https://baanknet.com>
2. The intending Bidders/ Purchasers are requested to register on portal (<https://baanknet.com>) using their mobile number and email-id. Further, they are requested to upload requisite KYC documents. Once the KYC documents are verified by the e-auction service provider, the intending Bidders/ Purchasers has to transfer the EMD amount (After generation of challan from <https://baanknet.com> which will provide account details) using online mode in his Global EMD Wallet **by at least one working day** before the e-Auction Date and time in the portal. The registration, verification of KYC documents and transfer of EMD in wallet must be completed well in advance, before auction. Bidder's Global Wallet should have sufficient balance which shall be more than EMD amount at the time of bidding.
3. Prospective bidders are advised to visit website <https://baanknet.com> for detailed terms & conditions and procedure of sale before submitting their bids.
4. The Prospective bidder may avail online training from service provider:

Name of Auction Agency	Bank Asset Auction Network (BAANKNET)
Helpline Nos.	8291220220
Helpline Email Address	Support.BAANKNET@psballiance.com

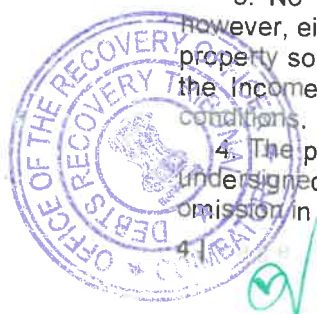
TERMS AND CONDITIONS

1. Notice is hereby given that in absence of any order of postponement, the said property shall be sold on the above mentioned date **by e-auction and bidding shall take place through "On line Electronic Bidding" on the <https://baanknet.com>.**

2. The sale will be stopped if, before the 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.

3. No officer or other person, having any duty to perform in connection with sale, however, either directly or indirectly bid for, acquires or attempts 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.

4. The particulars specified herein 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.



5. The highest bidder shall be declared to be the purchaser of the 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/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.

6. Bids once made shall not be cancelled or withdrawn. The failure on the part of bidder to comply with any of the terms and conditions of e-auction mentioned herein will result in forfeiture of the amount paid by the bidder.

7. The sale shall be confirmed and made absolute after 30 days from the date of sale, provided all the terms and conditions of sale are complied with and the sale is not cancelled for any reason as per law. Sale certificate shall be issued to the successful bidder after the sale is confirmed.

8. 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.

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

10. The Property is sold on "as is where is/on what is" basis, the prospective bidders are advised to peruse/verify copies of title deeds/documents, if any available with the concerned branch of Certificate Holder Bank and they may make their own enquiries regarding any encumbrances, search results and other revenue record of the property and shall satisfy themselves regarding the nature and description of the property, condition, lien, charges, statutory dues etc before submitting bid.

11. Under any circumstances the property will not be sold below the reserve prices as specified in the sale proclamation notice

12. No request for inclusion/ substitution in the sale certificate of names of any person(s) other than those mentioned in the bid form shall be entertained.

13. All expenses incidental thereto shall be borne by the auction purchaser.

Important Note:

- a) When a sale certificate is issued by this authority under Section 65 of the 2nd Schedule of the Income Tax Act, 1961, it is the document evidencing the conveyance and it does not require registration. Hence, when a direction is issued by this authority for the duly validated certificate to auction purchaser with a copy to the Sub-registrar office to be filed in Book 1 as per S.89, Registration Act, 1908 then it has the same effect of registration and obviates the requirement of any further action. Therefore, the registration of the property by the auction purchaser is an option and not mandatory as per S.17 (2) of the Registration Act, 1908. **[As held in 2021(2) CTC 493, 1990(3) SCC 605 by the Hon'ble Supreme Court of India and also held in WP No. 32749, 32361, 33019, 33020 and 3487 of 2022 and 1862 and 3195 of 2023, 2012(2) CTC 759 by Hon'ble Madras High Court.]**

Given under my hand and seal of this Tribunal on this 29th day of September, 2023



-Sd/-
(A. RENGADURAI)
RECOVERY OFFICER
COIMBATORE

//TRUE COPY//


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