



OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-1 AT HYDERABAD
3RD Floor, Triveni Complex, Abids, HYDERABAD – 500 001.

FORM No.13
PROCLAMATION OF SALE
(UNDER RULE 38,52(2) OF SECOND SCHEDULE TO THE INCOME TAX
ACT, 1961 READ WITH THE RECOVERY OF DEBTS DUE TO BANKS AND
FINANCIAL INSTITUTIONS ACT, 1993.)

R.P.No.374/2017 IN O.A. No.774/2014

Between:

Bank of Baroda
Tilak Nagar Branch, Hyderabad.
Rep by its GPA Holder

.....Certificate Holder

And

Mr. Thanigai Arasu Venkatesan and Others

.....Certificate Debtor

Whereas the Recovery Certificate was issued vide RP No.374/2017 in O.A.No.774/2014 by the Hon'ble Presiding Officer, Debts Recovery Tribunal-1, Hyderabad under sec.19 (22) of the Recovery of Debts and Bankruptcy Act, 1993 between Bank of Baroda, Tilak Nagar Branch, Hyderabad and Mr.Thanigai Arasu Venkatesan and Others and forwarded the same to the undersigned for execution.

2. Whereas the undersigned initiated recovery proceedings in RP No.374/2017 in O.A.No.774/2014 for recovery of Rs. 41,04,930/- (Rupees Forty One Lakh Four Thousand Nine Hundred and Thirty Only) along with interest, costs, etc. specified in the Recovery Certificate under the Second and Third Schedules to the Income tax Act, 1961, from the following Certificate Debtor:-

1. Mr. Thanigai Arasu Venkatesan
New No.7, Old No.33, Srinivasan Street,
Ayanavaran, Chennai

Also at
2462, Dawn Drive, Sidney NE 69162

.....Certificate Debtor No.1



2. Mrs. Bhuvaneshwari Nagarajan
New No.7, Old No.33, Srinivasan Street,
Ayanavaran, Chennai

Also at
2462, Dawn Drive, Sidney NE 69162

.....Certificate Debtor No.2

3. Mrs. Sakunthala Swaminathan
New No.7, Old No.33, Srinivasan Street,
Ayanavaran, Chennai

Also at
2462, Dawn Drive, Sidney NE 69162

.....Certificate Debtor No.3

3. And whereas the undersigned has ordered the sale of the mortgaged/attached properties mentioned in the schedule annexed hereto in satisfaction of the Recovery Certificate.

4. And whereas on 05.11.2026 (the date fixed for sale) there is a due a sum of Rs. 41,04,930/- (Rupees Forty One Lakh Four Thousand Nine Hundred and Thirty Only) from the date of filing of Original Application along with interest and costs.

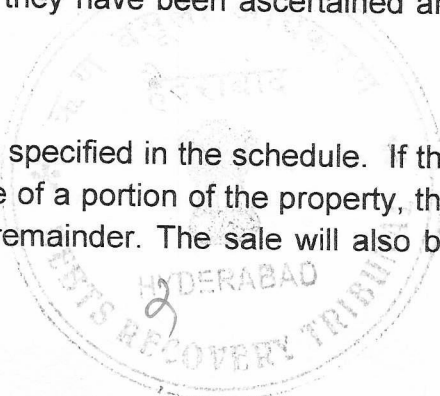
5. NOTICE is hereby given that in the absence of any order of postponement, the said property shall be sold by the undersigned by online e-auction through website of the service provider [HTTPS://BAANKNET.COM](https://BAANKNET.COM) on 05.11.2026 between 11.00 AM and 11.30 AM with auto extension condition i.e., the end time of e-auction will be extended by 3 minutes each time if bid is made in the last three minutes before closure of auction.

6. The bidding shall take place through "Online Electronic Bidding" through website [HTTPS://BAANKNET.COM](https://BAANKNET.COM) of service provider M/S.PSB ALLIANCE PVT LTD, Website: WWW.BAANKNET.COM/EAUCTION-PSB/HOME, E-mail: SUPPORT.BAANKNET@PSBALLIANCE.COM, Mobile No.8291220220.

7. E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available on [HTTPS://WWW.BAANKNET.COM](https://WWW.BAANKNET.COM)

8. The sale will be of the property of Certificate Debtors named and the liabilities and claims attaching to the said property so far as they have been ascertained are those specified in the schedule of property.

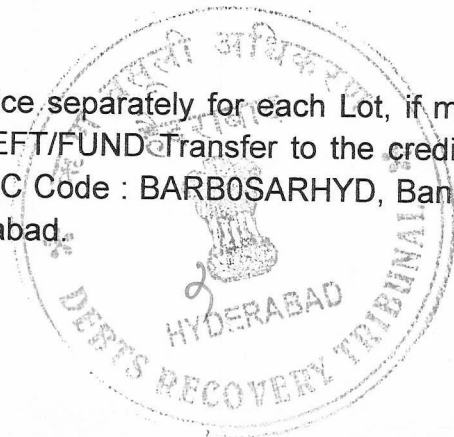
9. The property will be put up for sale in the lots specified in the schedule. If the amount to be realized by sale is satisfied by the sale of a portion of the property, the sale shall be immediately stopped with respect to remainder. The sale will also be



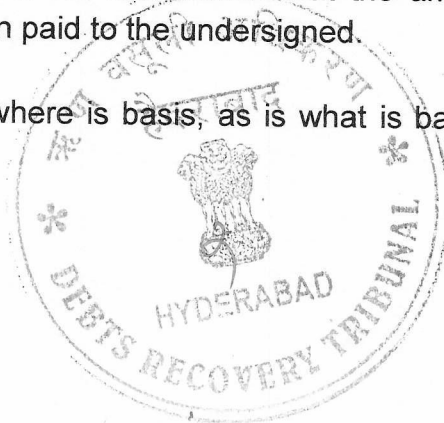
stopped if before any property lot is knocked down, the sum mentioned in aforesaid certificate, interest payable as per the aforesaid certificate and costs (including the cost of the sale) are tendered to the Officer conducting the sale or proof is given to his satisfaction that the amount of such sum, interest and costs have been paid to the undersigned.

10. No Officer or other person, having any duty to perform in connection with this sale shall 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 the Second Schedule to the Income Tax Act, 1961, and the income tax certificate proceedings Rules 1962, the rules made there under and to the following further conditions:-

- i) 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.
- ii) The Reserve Price below which the property shall not be sold is Rs. 1,34,11,000/- (Rupees One Crore Thirty Four Lakh Eleven Thousand Only)
- iii) The amounts by which the biddings are to be increased shall be Rs.1,00,000/- (Rupees One Lakh Only) or in such multiples.
- iv) The last date for submission of Bid Application and payment of EMD is 03.11.2026 by 4.00 PM.
- v) The bidders may participate in the e-auction for bidding from their place of choice. Internet connectivity shall have to be ensured by bidder himself. DRT/Bank/Service Provider shall not be held responsible for the internet connectivity, network problems, system crash down, power failure, etc.
- vi) The highest bidder shall be declared to be the purchaser of the property provided always that he is legally qualified to bid and provided 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 so as to make it inadvisable to do so.
- vii) The EMD amount @ 10% of Reserve Price separately for each Lot, if more than one Lot, shall be paid by RTGS/NEFT/FUND Transfer to the credit of Account No.61990015181869 through IFSC Code : BARB0SARHYD, Bank of Baroda, ROSAR Branch, Saifabad, Hyderabad.



- viii) The intending bidders may contact Sri Pramod Kumar, Chief Manager & B.H ROSARB, Hyderabad Metro, Mobile No.8877171915, Mail: vjahyd@bankofbaroda.co.in for ascertaining the details of property and also for inspection of the schedule property.
- ix) 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.
- x) The successful bidder shall deposit of 25% of the final bid amount after adjustment of EMD on being knocked down along with a Poundage Fee @ 2% up to Rs.1000/- and @ 1% of excess of the said amount of Rs.1000/- of final bid amount by next date of auction before 3.00 pm in the said account as per details mentioned in para 'vii' above. If the next day happens to be a public holiday, Second Saturday or Sunday, then on next first working day.
- xi) The successful bidder 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 day, or if the 15th day happened to be Second Saturday, Sunday or any public Holiday, then on the first working day after the 15th day be prescribed mode as stated in para "vii" above.
- xii) In default of payment within the period mentioned above, the property shall be resold, after the issue of a fresh proclamation of sale. 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.
- xiii) If the amount to be realized by sale 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 property lot is knocked down, the sum mentioned in aforesaid certificate, interest payable as per the aforesaid certificate and costs (including the cost of the sale) are tendered to the Officer conducting the sale or proof is given to his satisfaction that the amount of such sum, interest and costs have been paid to the undersigned.
- xiv) The property is being sold on "As is where is basis, as is what is basis and whatever there is basis"



SCHEDULE OF PROPERTY

STANDING IN THE NAME OF CERTIFICATE DEBTOR NO.02, MRS. NAGARAJAN BHUVANESHWARI REGD. VIDE SALE DEED NO.4513/2008 DATED 23.08.2008

All that Semi-finished Independent Duplex House (Ground + One Upper Floor with Head Room) standing on Plot No. 9 admeasuring 180.80 Sq. Yards in the venture known as ELEVATIONS - PALM MEADOWS (comprising of plinth area admeasuring 2376 Sq.ft.) situated in Survey Nos. 402, 403, 404, 405 and 406 at Gundla Pochampally Village and Gram Panchayat, Medchal Mandal, Ranga Reddy District, Telangana State and bounded by

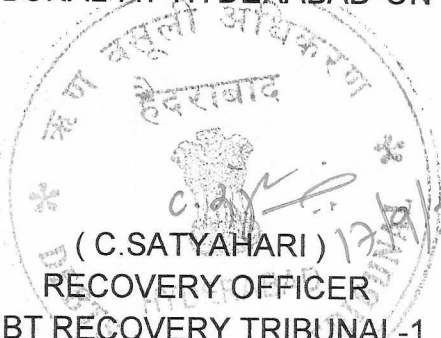
North : Plot No. 8

South : Plot No.10

East : 30' Wide Road

West : Compound wall and Neighbours land

GIVEN UNDER MY HAND AND SEAL OF THIS TRIBUNAL AT HYDERABAD ON THIS THE 17TH SEPTEMBER, 2026.


 (C.SATYAHARI)
 RECOVERY OFFICER
 DEBT RECOVERY TRIBUNAL-1
 HYDERABAD