Affixed use

सत्यमेव जयते

OFFICE OF THE RECOVERY OFFICER
DEBTS RECOVERY TRIBUNAL-I
ERNAKULAM
5th Floor, K.S.H.B. Building, Panampilly Nagar, Ernakulam – 682036
□ **0484 –2324780** | e-mail: *ro2drtekulam-dfs@nic.in*

PROCLAMATION OF SALE

DRC No. 176/2017 **e-Sale No 63/2026**

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

Canara Bank Vs. Ummer V.P and another

Whereas **(1) Shri Ummer V.P,** S/o V.P Moideen, Vazhiparambil House, Payyanadam P.O, Palakkad, Kerala-678583 (2) **Shri Unnikrishnan P**, S/o Lakshmanan, Parayamkattil House, Puthukkudi, Payyanadam P.O, Palakkad, Kerala-678583 , have failed to pay the sum of **Rs. 83,42,617.14** (Rupees eighty three lakhs forty two thousand six hundred seventeen thousand and paisa fourteen only), as on 07.07.2017, payable by them in respect of the Recovery Certificate No. 176/2017 in OA No. 393/2015 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 property mentioned in the schedule below in satisfaction of the said certificate.

And whereas there will be due thereunder, a sum of **Rs. 1,57,92,139.00** (Rupees One Crore fifty seven lakhs ninety two thousand one hundred thirty nine only) as on **27.10.2026** Besides, there shall be future interest, costs and expenses also.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **30.12.2026 by e-auction from 11.00 hrs to 11.30 hrs** and bidding shall take place through '**Online Electronic Bidding**" through the website https://baanknet.com of **M/s. BAANKNET.**

Intending bidders shall 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.

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, 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 Mr Saravanakumar, Chief Manager, Canara Bank, ARM Branch, Mavoor Road, Kozhikode-6730001 at Mobile No 9188406941; e-mail : saravanakumar@canarabank.com and Shri Sidharth B Prasad , DRT

Liaison Officer , Canara Bank, ARM Branch, Chittor Road, Ernakulam South-682016 at Mobile No. 7561837992,Email: drtcellernakulam@canarabank.com. For information about online submission of application and assistance during bidding, please contact BAANKET at Telephone No8291220220; Shri Nitesh Vallakati/Sajid Ansari– Mobile No. 9137176346,9451947257 e-mail: support.baanknet@psballiance.com.

The property can be inspected on **27.11.2026, 03.12.2026, 11.12.2026** for which the above named officer of the **Canara Bank** may be contacted.

The sale will be of the property of the **Certificate debtor(s)** 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 followingconditions.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, by the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

1. The reserve price below which the property mentioned below shall not be sold is **Rs. 35,00,000/- (Rupees thirty five lakhs only)**

2. The amounts by which the bidding are to be increased shall be **Rs. 30,000/- (Rupees thirty 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. If there is only onebidder, the e-auction will commence with one increment over and above the reserve price.

3. The highest bidder shall be declared to be the purchaser of any lot provided 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 advisable to do so.

4. EMD of **Rs. 3,50,000/- (Rupees three lakhs fifty thousand only)** shall be deposited by **28.12.2026**, 15.00 hrs through E-wallet feature available on baanknet.com . EMD deposited thereafter shall not be considered for participation in the e-auction.

5. The date for submission of online bids is from **18.12.2026 to 28.12.2026** till 17.00 hrs.

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 **Account No. 0803201003008** in the name of **'Recovery Officer, Debts Recovery Tribunal- 1, Ernakulam'** held with the **Canara Bank, Broadway Branch. [IFS Code – CNRB0000803].**

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, 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 6 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	**Schedule B** An extent of two acres of land with building and improvements thereon in Sy No . 51/B/1 in Kottopadam -III Village , Mannarkkad Taluk, Palakkad District and covered by Gift Deed No 601/2013 of Alanallur Sub Registry. **Boundaries:** North : Forest South : Property of Abdul Azeez East : Way West : Property of Ummer	-	-	-

(Given under my hand and the seal of the Tribunal on this the 27th day of October 2026)

harichand

(Penumala Harichand)
Recovery Officer

To

(1) Shri Ummer V.P, S/o V.P Moideen, Vazhiparambil House, Payyanadam P.O, Palakkad, Kerala-678583

(2) **Shri Unnikrishnan P**, S/o Lakshmanan, Parayamkattil House, Puthukkudi, Payyanadam P.O, Palakkad, Kerala-678583

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DRC No. 176/2017 **e-Sale No.63/2026**

CONDITIONS OF TENDER-CUM-E-AUCTION

The sale of properties mentioned in the sale proclamation **DRC No. 176/2017** dated **27.10.2026** shall be subject to the following conditions:

1. Auction shall be by online electronic bidding through the website https://baanknet.com/
2. Intending bidder shall hold a valid Digital Signature Certificate. For details, please contact- BAANKET at Telephone No.6354910172; Shri Nitesh/Sajid – Mobile No. 9137176346,8451947257 e-mail : support.baanknet@psballiance.com
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 upthe 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 e-wallet feature available on bannknet.com website 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.
9. Prospective bidders may avail online training on e-auction from **BAANKNET**
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 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 fromthe date of auction, failing which the entire amounts 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 above mentioned 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 **ro2drtekulam-dfs@nic.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 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 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.

20. Any dispute arising out of this auction sale shall be decided by the Recovery Officer and his decision shall be final. However, Recovery Officer shall not be liable for any issues relating to e-Auction platform, failure of internet connection, server problems, etc.



21. The Recovery Officer has the absolute right to postpone/ cancel the sale, for the reasons to be recorded in the proceedings. In case of adjournment of sale for any reason no fresh notice will be given. However, the new date of sale will be notified on the Notice Board of the Tribunal. Details of adjournment will also be entered in the 'A' Diary maintained in the Recovery Section in conformity with the Regulations of Practice, 2005. The adjournment dates and time for submission of tenders will also be available in the websitehttp://drt.gov.in/ and in the website of the e-auction service provider.

22. All conditions of sale shall be governed by the provisions of the Recovery of Debts and Bankruptcy Act, 1993 read with the Second & the Third Schedules to the Income Tax Act, 1961 and the Income Tax (Certificate Proceedings) Rules 1962 and also guided by the Information Technology Act 2000 as amended from time to time.

harichand

(Penumala Harichand)
Recovery Officer



Copy to: -

1. Notice Board of the Debts Recovery Tribunal-1, Ernakulam.

2. **The Manager, Canara Bank, Mannarkkad, Palakkad, Kerala-678582,** with the direction to comply with the following requirements: -

1. **CERTIFICATE HOLDER BANK MUST ENSURE**:

(a) Compliance of CVC e-tendering safety precautions by the e-auction service provider.

(b) Strict adherence/compliance of directions of Recovery Officer, DRT by the Bank as well as the service provider.

(c) PAN verification by the e-auction service provider.

(d) Assignment and intimation of the "User ID" and "Password" to bidders by the e-auction service provider well in time.

(e) To arrange for assignment of Admin "User ID" and "Password" to Recovery Officer, DRT to facilitate opening and closure of e-auction.

(f) That the report of auction proceedings after close of auction contains directions/instruction of Recovery Officer, DRT issued during the auction.

(g) That no addition/ omission/ alterations to the proclamation of sale or its terms and conditions should be made.

2. **AFFIXTURE AND PUBLICATION:**

(a) Affix the proclamation of sale at a conspicuous part of the property proposed to be sold, accompanied by beat of drums, in the presence of at least two witnesses, 30 (thirty) days before the date of auction.

(b) Proclamation of sale [*e x c l u d i n g* the detailed terms and conditions attached thereto] shall be published, **in the local language of the district**, where the property is situated, **on or before 19.11.2026.**

(c) Publication can also be made in any other newspapers also if considered necessary for wider publicity

(d) Display proclamation of sale along with detailed terms and conditions, in the Bank's as well as service provider's websites.

(e) Any other mode of local wide publicity, cable TV, handbills, etc.

3. **HOLDING OF EMD AND BID AMOUNTS:**

(a) The bid amounts, excluding Poundage fee, shall be kept in No-lien Term Deposit Account in the name of "**Recovery Officer, DRT-1, Ernakulam, DRC No. 176/2017**". **The amount of Poundage fee shall forthwith be handed over to the Recovery Officer, Debts Recovery Tribunal-I, Ernakulam by way of Demand Draft** drawn in favour of the **"Manager, State Bank of India, Treasury Branch, Ernakulam"**.

(b) The original deposit receipt shall be handed over to the Recovery Officer, which shall be renewed automatically until further orders.

(c) The Bank shall be holding the deposit as "**no-lien custodian**" on behalf of the Recovery Officer of the Tribunal.

OFFICE OF THE RECOVERY OFFICER DEBTS RECOVERY TRIBUNAL-I ERNAKULAM