

6 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.184/2018 IN O.A. No.1138/2015

Between:

National Bank for Agriculture and Rural Development,
Telangana Regional Office,
P.B.No.1863, 1-1-61, RTC 'X' Roads,
Musheerabad, Hyderabad

..... Certificate Holder

And

M/s. Anusha Agro Producer Company Ltd. & Others

..... Certificate Debtors

Whereas the recovery certificate was issued vide RP No.184/2018 in O.A.No.1138/2015 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 National Bank for Agriculture and Rural Development, Telangana Regional Office, P.B.No.1863, 1-1-61, RTC 'X' Roads, Musheerabad, Hyderabad and M/s. Anusha Agro Producer Company Ltd. & Others and forwarded the same to the undersigned for execution.

2. Whereas the undersigned initiated recovery proceedings in RP No.184/2018 in O.A.No.1138/2015 for recovery of Rs. 1,19,72,444/- (Rupees One Crore Nineteen Lakhs Seventy Two Thousands Four Hundred and Forty Four Only) 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 Debtors :-

M/s. Anusha Agro Producer Company Ltd.,
Represented by its Chairman & Managing Director,
Shri N.A.B. Choudhary,
H.No.1-105 Flat No.201,
Maheswari Residency, Near Panchayathi Office,
Nizampet, Kukatpally,
Hyderabad - 500 090

.....Certificate Debtor No.1



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2. Shri N.A.B. Choudhary,
Chairman of
M/s. Anusha Mat and Cooperative Society Ltd.,
H.No.1-105, Flat No.201,
Maheswari Residency, Near Panchayathi Office,
Nizampet, Kukatpally,
Hyderabad – 500 090
.....Certificate Debtor No.2

3. M/s. K. Pavani Rajitha,
D/o. Sri Bhagya, D.No.3-93,
Attaluru, Amaravathi Mandal,
Guntur District,
Andhra Pradesh
.....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 04.11.2022 (the date fixed for sale) there will be due a sum of Rs. 1,19,72,444/- (Rupees One Crore Nineteen Lakhs Seventy Two Thousands Four Hundred and Forty Four Only) with interest, costs, etc. specified in the Recovery Certificate **LESS** an amount of Rs.46,90,000/- (Rupees Forty Six Lakhs and Ninety Thousands Only) realized by sale of Schedule Properties under SARFAESI Act., from the date of Recovery Certificate and costs incurred/to be incurred towards publication and auction sale.

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://www.bankauctions.in> on 04.11.2022 between 12.00 Noon and 12.30 PM 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://www.bankauctions.in> of service provider M/s. 4Closure, 605A, Mythri Vanam Complex, Ameerpet, Hyderabad – 500 008 – Shri U. Subba Rao, Mobile No.08142000061/62, or Mr. T. Jaya Prakash Reddy, Mobile No.8142000064 Land Line Nos.040-23736405, e-mail: subbarao@bankauctions.in, info@bankauctions.in, prakash@bankauctions.in.

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.bankauctions.in>.



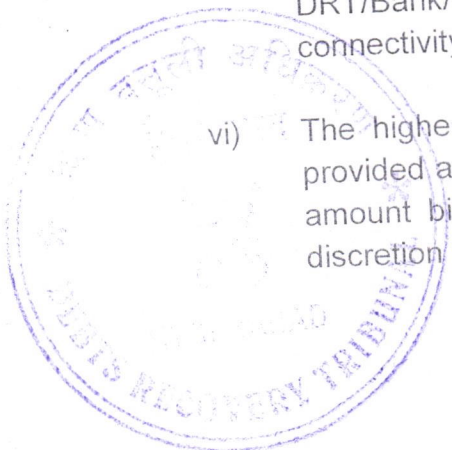
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8. The sale will be of the property of Certificate Debtors named and the liabilities and claims attaching to the said property so far as they have been ascertained are those specified in the schedule of property.

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.1,50,00,000/- (Rupees One Crore and Fifty Lakhs Only).
- iii) The amounts by which the biddings are to be increased shall be Rs.20,000/- (Rupees Twenty Thousands Only) or in such multiples for all the Lots.
- iv) The last date for submission of Bid Application and payment of EMD is 02.11.2022 by 4.30 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



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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 either by RTGS/NEFT/FUND Transfer to the credit of Account No.NABARD000014859, National Bank for Agriculture and Rural Development, (NABARD), Post Box No.1863, 1-1-61, RTC Cross Roads, Musheerabad, Hyderabad – 500 020 through IFSC Code:NBRD0000002 or by Demand Draft /Pay Order in favour of Recovery Officer, DRT-I, Hyderabad along with the copy of PAN Card, Address Proof and identity proof, e-mail ID, Mobile No. and in case of company, documents confirming representation and the receipt/counter foil of such deposit, be submitted in the office of the Recovery Officer.
- viii) The intending bidders may contact Shri Bolla Sreenivasulu, Dy. General Manager, Mobile No. 8500662458, Tel.No.040-27685329 or Smt. Sweta Singh, Assistant General Manager, Mobile No.9867578067, Tel. No.040-27685216, National Bank for Agriculture and Rural Development, (NABARD), Post Box No.1863, 1-1-61, RTC Cross Roads, Musheerabad, Hyderabad – 500 020 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 sale proceeds after adjustment of EMD on being knocked down by next date 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. In addition to the above the purchaser shall also deposit Poundage fee with the Recovery Officer, DRT-I, Hyderabad @ 2% poundage up to Rs.1000/- and @ 1% of excess of the said amount of Rs.1000/- through DD in favour of the "Recovery Officer, DRT-1, Hyderabad".



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- 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.


SCHEDULE OF PROPERTY

(PROPERTY BELONGING TO SHRI N.A.B. CHOUDHARY, C.D.No.2 VIDE REGISTERED SALE DEED NO.3174/2012 DATED 05.09.2012)

All that the part and parcel of Agricultural Land admeasuring Ac.0.20 Guntas in Survey No.256 situated at Mansanpally Revenue Village and Gram Panchayat, Maheswaram Mandal, Ranga Reddy District standing in the name of and bounded by;

North : Neighbour's Land
 South : Land of Sri V. Yadaiah
 East : Land of Sri Koteswar Rao
 West : Land of Sri B. Ranga Reddy

GIVEN UNDER MY HAND AND SEAL OF THIS TRIBUNAL AT HYDERABAD ON
 THIS THE 23RD SEPTEMBER, 2022.


 (S.S.V.S. HARI KRISHNA)
 RECOVERY OFFICER
 DEBT RECOVERY TRIBUNAL-1
 HYDERABAD

