

सत्यमेव जयते

FORM NO. 22

[See Regulation 37(1)]

GOVERNMENT OF INDIA  
MINISTRY OF FINANCE  
DEPARTMENT OF FINANCIAL SERVICES  
DEBTS RECOVERY TRIBUNAL - I / BENGALURU  
JeevanMangal Building, (2<sup>nd</sup> Floor), No.4, Residency Road,  
Bengaluru - 560025.

PROCLAMATION OF SALE-CUME-AUCTION SALE NOTICE

Issued under Rules 52(2) of Second Schedule to The Income Tax Act, 1961 Read with the Recovery of Debts and Bankruptcy Act, 1993 (As amended from time to time)

**DRC 810/2019 in O.A. No. 1068/2018**

Between

Karnataka Bank Ltd, Bantwal Muda Branch  
1<sup>st</sup> Floor, "Karthik Complex", Bantwal Muda,  
P O Jodumarga, Bantwal, Dakshina Kannada-574219

- Certificate Holder Bank

V/s

Mr. Avinash Rodrigues and others

- Certified Debtor

To.

**Certificate Debtors:**

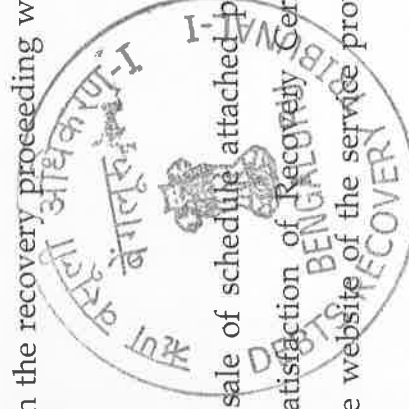
<b>1. Mr. Avinash Rodrigues,</b> S/o Mr. Alphonse Rodrigues, No. 16-182, "Goremar House", Modankap Post, Bantwal - 574219, Dakshina Kannada District.
<b>2. Mrs. Sewrin Rodrigues,</b> W/o Mr. Avinash Rodrigues, No. 16-182, "Goremar House", Modankap Post, Bantwal - 574219, Dakshina Kannada District.
<b>3. Mr. Victor Salvadore D'Souza,</b> S/o Mr. Salvadore D'Souza, Residing at 'DEV DAN', Simon Lane, Nagori Kankanady, Mangalore - 575002.
<b>4. Mrs. Diana Juliet Salvadore D'Souza,</b> W/o Mr. Victor Salvadore D'Souza, Residing at 'DEV DAN', Simon Lane, Nagori Kankanady, Mangalore - 575002.





<p><b>5. Ms. Nichola Carrina D'Souza,</b> D/o Mr. Victor Salvatore D'Souza, Residing at 'DEV DAN', Simon Lane, Nagori Kankanady, Mangalore - 575002.</p>
<p><b>6. M/s Paramount Realty and Infrastructure,</b> No. 3-w-28-2350/1, Ground Floor, "Dev Plaza" Kadri Temple Road, Mangaluru - 575003 Represented by its partners Mr Louis John Lobo and Mr Ronald D Monteiro.</p>
<p><b>7. Mr. Louis John Lobo,</b> S/o Mr John Lobo, Residing at "LOBO COTTAGE" Vamanjoor, Mangaluru- 575028.</p>
<p><b>8. Mr Ronald D Monteiro,</b> S/o Mr G R Monteiro, Residing at No. 604, 6th Floor, "Sushma Apartments", Lobo Lane, Bendore, Mangaluru-575002.</p>

- Whereas a Recovery Certificate No. 810/2019 was issued by the Hon'ble Presiding Officer, Debts Recovery Tribunal-1, Bengaluru and under section 19 (22) of the recovery of due and Bankruptcy 1993 (Amendment from time to time) in **OA Number 1068/2018** between Karnataka Bank Limited and Mr. Avinash Rodrigues and others which was forwarded to the undersigned authority for execution.
- Whereas the undersigned authority initiated execution proceeding in RC No. 810/2019 for Recovery of Rs.23,67,222.00 (Rupees Twenty Three Lakhs Sixty Seven Thousand Two Hundred and Twenty Two Only) along with cost and expenses and interest assisted in the Recovery Certificate from the CDs from the date of filing of OA till the date of final realisation.
- Whereas dues payable by Certificate Debtors as on 30.04.2024 is Rs. 46,50,000.00 (Rupees Forty Six Lakhs Fifty Thousand Only) excluding costs and interest from 06.09.2017 expenses incurred/to be incurred in the recovery proceeding with further interest payable as per RC till realization.
- Whereas the undersigned authority ordered sale of schedule attached property of certificate debtor mentioned hereunder in satisfaction of Recovery Certificate by adopting "Online E-auction Sale" through the website of the service provider. The



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details of date of auction, last date for submission of Bid forms, Reserve Price, Earnest Money Deposit, Bid increase amount and time of auction are mentioned hereunder:

1	Reserve Price	Rs. 35,00,000.00 (Rupees Thirty Five Lakhs Only)
2	Earnest Money Deposit & Date with time	Rs. 3,50,000.00 (Rupees Three Lakhs Fifty Thousand Only) 07.01.2025 by 3:00 PM.
3	Bid increase amount	Rs. 1,00,000.00 (Rupees One Lakh Only).
4	Date, Time of auction	09.01.2025 Between 11:30 AM to 12:00 Noon

\*Time of auction with as auto extension clause of 5 minute each i.e., e-auction held time will be extended by 5 minutes each, if a bid is made before closure of auction. The amount by which the bidding/s is area to be increased shall be in multiple of Rs.1,00,000/- (Rupees One Lakh Only). In the event of any dispute arising as to the amount of bid, or as to the bidders, the lot shall at once be again put up to auction\*.

5. For the sale, the public are invited to participate in Online E-auction" through the service provider M/s. Fore Closure Indian is the service provider to arrange e-auction platform (Contact Mr. Mr. Jayaprakash Reddy: 8142000809/ 8142000066) and E-mail ID's ([info@bankauctions.in](mailto:info@bankauctions.in) and [www.foreclosureindia.com](http://www.foreclosureindia.com)) for any other information.
6. The intending participants/bidders are advised to contact the service provider i.e, (Mr. Jayaprakash Reddy: 8142000809/ 8142000066) and E-mail ID's ([info@bankauctions.in](mailto:info@bankauctions.in) and [www.foreclosureindia.com](http://www.foreclosureindia.com)) (details provide above) for detailed terms and conditions of e-auction sale and are also required to contact the e-auction service provider for online registration, user ID, Password, help to know procedure, online training about e-auction etc., for submitting their bid forms and for taking part in e-auction sale proceedings.

7. The intending participants shall deposit EMD amount by RTGS/NEFT/Fund transfer to be credited to E-auction collection account **Current Account No. 8407201005930 with Canara Bank, Nandi Durga Road Branch, Bengaluru having IFSC Code No. CNRB0000793 in the name of Recovery Office-11, Debt Recovery Tribunal-1, Bengaluru-560001** on or before 07.01.2025 by 3 PM and submit the Bid forms online with requisite details Viz, proof of deposit of EMD, Aadhar Card, PAN Card, Address & ID Proof on or before the last date mentioned in the above table. The hard copies of duly filled in bid form along with self-attested copies of above documents by Hand delivery/registered/speed post/courier to the undersigned so as to reach on or before stipulated time and date mentioned above. The EMD received/deposited and uploading of bid forms in e-auction service provider portal after date and time

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stipulated above, shall not be considered. Postal delays are not entertained. Separate Bid forms should be submitted along with proof of deposit of EMD for each item property, if items are more.

8. The EMD paid shall be adjusted towards the bid amount, in the case of successful bidders. The unsuccessful bidder/s shall take return of the EMD directly from the above bank after receipt of such report from e- service provider/Bank/Financial Institution on closure of the e-auction sale proceedings.

9. Prospective bidders/s is/ are required to register themselves with the portal and obtain user ID/Password will in advance, which is mandatory for bidding in above e-auction through the e-auction service provider.

10. The intending bidder/participates area advised to contact **Mr. Anil Kumar P Rai, Branch Manager, Bantwal Muda Branch. The Contact numbers are as follows i.e, 08255-233336 (G), 9449595420 (BM), 9449073466 (ABM).** before date of auction sale, for detail terms and conditions, queries, knowing about pending litigation/s, guidance, inspection of schedule property, perusal of copies of title deeds and latest encumbrance certificates to exercise due diligence and satisfy themselves about the title of property which is/ are under auction sale. Branch Head of the Bank will hand over the property and related title deed documents, if any to the successful bidder in whose favour the sale will be confirmed by the undersigned.

11. The sale shall be subject to the conditions prescribed in the second schedule to Income Act, 1961 and the rules made there under and further to the following conditions.

12. The successful/highest bidder shall be declared to be the purchaser of any lot/item provided that further that the bid/purchase amount quote by him/her should not be less than the Reserve price. It shall be in the discretion of the undersigned authority to decline acceptance of the highest bid when the price offers appears as clearly inadequate as to make it in advisable to do so.

13. The successful/Highest bidder/s shall have to pay 25% (including BID Amount) of the [purchase amount by way of RTGS/NEFT /Fund Transfer to the credited to E-auction collection account **Current Account No. 8407201005930 with Canara Bank, Nandi Durga Road Branch, Bengaluru** having IFSC Code: CNRB00000793 in the name of **Recovery Officer-11, Debt Recovery Tribunal-I, Bengaluru-560001** by next date i.e.





07.01.2025 by 3:00 PM. If, the next day falls on Sunday or holiday, then on next first office working day the above purchase amount to be deposited, failing which the earnest money (EMD) shall be forfeited.

14. Further, the successful/highest bidder shall deposit the balance 75% of the Bid amount through NEFT/RTGS to the **Current Account No. 8407201005930 with Canara Bank, Nandi Durga Road Branch, Bengaluru having IFSC Code No. CNRB0000793 in the name of Recovery Officer-11, Debt Recovery Tribunal-1, Bengaluru-560001**, standing or the mode of payment (As per details mentioned in para No. 15 above) on or before 15<sup>th</sup> day from the date of auction of the property, exclusive of such day or if the 15<sup>th</sup> day be Sunday or other public holiday, then on the first office day after the 15<sup>th</sup> day along with the poundage fee @ 2% upto Rs. 1,000/- and @ 1% on the excess of such gross amount over Rs. 1,000.00 on the purchase/sale amount should be paid in favour of **Recovery Officer-11, DRT-1, Bengaluru** through online i.e, [www.bharatkosh.gov.in](http://www.bharatkosh.gov.in).

15. In case of default of payment within the prescribed period as stated above, the property shall be resold, after the issue of fresh proclamation of sale. The deposit, after defraying the expenses of the sale, any, if the undersigned thinks fit, be forfeited to the Govt 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.

16. What is proposed to be sold is/are the rights to which the certificate debtor's are entitled in respect of the property. The property will be sold along with the liabilities if any. The extent of the property shown in the proclamation is as per the property attached in the above proceedings. The undersigned authority shall not be responsible for any variation in the extent due to any reason. The property will be sold on "as is where is, as is what is and no complaint" basis. Intending bidders are advised to peruse copies of the title deeds available with the bank and also check the identity and correctness of the property details, Encumbrance, inspection of the schedule property and also pending litigation/s etc.

17. The details of term and conditions is a part and parcel of this sale proclamation is herewith enclosed as Annexure -A.

18. The sale will be of the property of the above named CDs as mentioned here under and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified hereunder.





**SCHEDULE OF PROPERTY/IES**

**DESCRIPTION OF THE PROPERTIES MORTGAGED TO THE APPLICANT BANK.**

**SCHEDULE**

One Residential Apartment bearing No. 102 in Block 'A' of the 1<sup>st</sup> Floor of Apartment Building called "Paramount Excellencia" having a super built area of 1179 Sq.ft constructed in the lands in R.S No 47/7C (Part) and 47/7A (Part) together measuring 98.75 cents in Kankanady Village, Mangaluru with proportionate share in lands as also one car parking area in Slot No. 2 in the Ground Floor. The said entire area of 98.75 cents as bounded as follows:

On the East: Approach Road;  
On the West: Portion of S. No 47/7C (Left out for Pathway);  
On the North: S. No. 47/7D and 47/7E;  
On the South: S. No. 47/6A

Given under my hand and seal on this 3<sup>rd</sup> Day of December, 2024.

Encl: Annexure- A (Terms & Conditions)



Copy to:

1. The Deputy General Manager, Legal & Recovery Department, Mangaluru.
2. The Sub- Registrar, Mangaluru.
3. Notice Board, DRT-1, Bengaluru.

