



SALE PROCLAMATION – CUM – E-Auction
GOVERNMENT OF INDIA, MINISTRY OF FINANCE,
DEPARTMENT OF FINANCIAL SERVICES
DEBTS RECOVERY TRIBUNAL-2 - AT HYDERABAD
1ST Floor, Triveni Complex, Abids, HYDERABAD – 500 001.
Ph: 040-24756467.

RP No.148/2023

Date: 10.03.2025

**PROCLAMATION OF SALE UNDER RULES 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.**

(CH 1) Punjab National Bank
Saifabad Branch, 6-1-73, 1st Floor, Saeedplaza, Lakdi
Ka Pool, Khairatabad, Hyderabad, Telangana-500004
Rep by its Cluster Head.

.....Certificate Holder

(CD 1) Sri Tunia Shankar Babu Rao
Proprietor of "ELITE SECURITY FROCE"
House No.10-3-521/11, B-63/F3, P.S.Nagar Near Masab
Tank, Vijaynagar Colony, Hyderabad,Telangana-500057

Also At:

H.No.10-2-289/120/49/4, Flat No 4/B-A1 BRS Classic
Apartments P.S Nagar, Vijayanagar Colony, Opposite
Karan Hospitals, Near Masab Tank, Hyderabad-500057

(CD 2) Smt Tunia Raja Kumari
W/o Tunia Shankar Babu Rao,
H.No.10-2-289/120/49/4, Flat No 4/B-A1 BRS Classic
Apartments P.S Nagar, Vijayanagar Colony, Opposite
Karan Hospitals, Near Masab Tank, Hyderabad-500057

(CD 3) M/s Elite Security Force Limited
House No.10-3-521/11, B-63/F3, P.S Nagar, Near Masab
Tank, Vijaynagar Colony, Hyderabad, Telangana-500057

....Certificate Debtors

**WHEREAS a Recovery Certificate bearing RP No. 148/2023 dated
03.06.2023 was issued by the Hon'ble Presiding Officer, Debts Recovery Tribunal-
II, Hyderabad, under Sec.19(22) of the Recovery of Debts Due to Banks and
Financial Institutions Act, 1993.**



WHEREAS the undersigned initiated recovery proceedings in RP No. 148/2023 for recovery of ₹ 3,90,84,753.83/- (Rupees Three Crore Ninety Lakhs Eighty Four Thousand Seven Hundred Fifty Three And Paise Eighty Three Only) with interest, costs, etc specified in the Recovery Certificate aforesaid and the Second and Third Schedules to the Income tax Act, 1961, from the Certificate Debtors

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

And whereas on the **24.04.2025** (the date fixed for sale), there will be due there under a sum of ₹ 3,90,84,753.83/- (Rupees Three Crore Ninety Lakhs Eighty Four Thousand Seven Hundred Fifty Three And Paise Eighty Three Only) [Decree Amount] plus interest and cost payable as per Recovery Certificate issued by Hon'ble Presiding Officer, DRT (less amount already recovered, if any) from **Sri Tunia Shankar Babu Rao & Others**.

NOTICE is hereby given that in the absence of any order of postponement, the said property shall be sold on **24.04.2025** by e-auction and the **bidding shall take place through "Online Electronic Bidding"** through the website <https://bankauctions.in> by the Service Provider "M/s 4 Closure Hyderabad", Contact Person: Mr. Jaya Prakash Reddy & Contact No :+91-8142-000064 Mail id : prakash@bankauctions.in

For more details contact Motukuri Srinivas (Chief Manager) Punjab National Bank, Circle Sastra Centre-Hyderabad Regency Plaza, Maitri Vihar Area, Gayathri Nagar, Plot No.3, Ameerpet Hyderabad-500038, Mobile No.9850034405, Mail id : cs4732@pnb.co.in for query, Inspection of Schedule Property, perusal of copies of the title deeds and latest Encumbrance Certificate to exercise due diligence and satisfy themselves about title of the property under Auction Sale.

TERMS AND CONDITIONS

1. The sale will be of the immovable property as mentioned in the schedule.
2. The reserve price below which the property/ies shall not be sold is Rs.67,00,000/-
3. The property/ies will be put for auction by the undersigned by online e-auction through website of the service provider <https://bankauctions.in> on **24.04.2025** from **11:00 AM to 11:30AM with auto extension condition i.e., the end of 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.**
4. E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available on <https://bankauctions.in>
5. 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.



6. Bidders are advised to go through the website <https://bankauctions.in> for detailed terms and conditions of auction sale, procedure and application form etc... before submitting their Bids for taking part in the e-auction sale proceedings.
7. 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.
8. 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.
9. The EMD to the extent of **10 %** reserve price shall be deposited by the bidder by **21.04.2025** either by RTGS/NEFT/Funds Transfer to credit of Account No.473200317118A Name of the Account : **PNB SUNDRY ACCOUNT-EAUCTION SALE** and IFSC Code : **PUNB0109310** or by Demand Draft/Pay Order in favour of "Registrar", DRT-2, Hyderabad.
10. **The successful bidder shall have to pay 25% of the purchase consideration after adjustment of 10% EMD on being knocked down by next day i.e by 3.00 PM in the said account as per details mentioned in Para 9 above. If the next day is Holiday or Sunday, then on next working day. Balance 75% of the purchase consideration is to be remitted within 15 days from the date of auction.**
11. In addition to the above, the purchaser shall also deposit poundage fee *with Registrar, DRT-2 Hyderabad @ 2% up to Rs. 1000/- and @ 1 % of the excess of the said amount of Rs. 1000/- through **DD in favour of "Registrar DRT-2 Hyderabad"**.*
12. 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.
13. Purchaser bidding for the property shall ensure to abide by the prevailing applicable laws. The property is being sold on : "As is where is" and "As is what is" condition. The bidders should make their own enquiries regarding ownership, encumbrances, charges or statutory dues such as taxes etc.. with respect to the property. It shall be deemed that the bidders have done their own due diligence before submitting the bids.
14. The property is being sold on "**As is where is & As is what is basis**".
15. 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.



Description of Immovable Properties put for sale

All that the Flat No.C-1, Second Floor, bearing Municipal No.10-2-289/120/49/4/C/1 of B.R's Classic admeasuring 1260 Sq. feet (including common area) along with Car Parking space No.C-1 in cellar admeasuring 100 Sq. feet together with undivided share of land measuring 31 Sq. yards or 25.91 Sq. Meters out of total land area of 374.16 Sq. yards in premises bearing No.10-2-289/120/49/4 (Housing Board No.4-B) situated at P. S. Nagar, Hyderabad, bounded by:

North : Corridor South : Open to sky;
East : Open to sky; West : Open to sky;

DETAILS OF AUCTION

DATE OF AUCTION	LAST OF BID SUBMISSION	TIME OF AUCTION	RESERVE PRICE	10% EMD AMOUNT	BID INCREMENT AMOUNT
24.04.2025	21.04.2025	11 : 00 AM TO 11 : 30 AM	67,00,000/-	6,70,000/-	50,000/-

Given under my hand & seal of this Tribunal at on this 10th day of March 2025.


(G BHANU PRAKASH)
RECOVERY OFFICER
DEBT RECOVERY TRIBUNAL-2
HYDERABAD-500001.

Enclosed :

1. Terms & Condition,
2. Bid Form

Copy to

1. Notice Board, DRT -2, Hyderabad,
2. Punjab National Bank,Circle Sastra Centre-Hyderabad– for giving wide publicity,Motukuri Srinivas. : - for uploading in the website.
3. M/s 4 Closure Hyderabad, 605, Maitrivanam, Commercial Complex, Ameerpet, Hyderabad - 500038

