



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.245/2020

IN

O.A. No.1195/2013

Between:

IDBI Bank Ltd,
Chapel Road Branch,
Hyderabad, Telangana

.....Certificate Holder

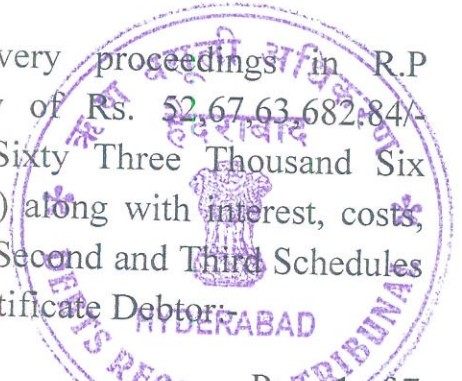
And,

M/s. Bartronics India Ltd & Others

.....Certificate Debtor

1. Whereas the Recovery Certificate was issued vide R.P No. 245/2020 in O.A.No.1195/2013 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 IDBI Bank Ltd, Chapel Road Branch, Hyderabad, Telangana and M/s. Bartronics India Ltd & Others forwarded the same to the undersigned for execution.

2. Whereas the undersigned initiated recovery proceedings in R.P No.245/2020 in O.A.No.1195/2013 for recovery of Rs. 52,67,63,682.84/- (Rupees Fifty Two Crore Sixty Seven Lakhs Sixty Three Thousand Six Hundred Eighty Two and paise Eighty Four 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,



To,

1. M/s Bartronics India Ltd,
Rep by its Authorised Signatory,
Sri. A.B. Satyavas Reddy,
Office At 5-9-22/B/404, My Home Sarovar,
Near Medicity Hospital,
Secretariat Road, Hyderabad-500 004.....Certificate Debtor No. 1
2. Sri A.B. Satyavas Reddy,
S/o. Sri. A.B. Rama Chandra Reddy,
R/o. 2/3, RT, Panjagutta Colony,
Panjagutta, Hyderabad-500 082Certificate Debtor No. 2
3. Sri. R. Satish Reddy,
S/o. R. Madhusudan Reddy,
R/o. 3-6-584/H. Street No. 8,
Himayatnagar, Hyderabad-500 029Certificate Debtor No. 3
4. Bank of Baroda,
CFS Branch 3-6-262/6,
Tirumala Estates, 3rd Floor,
Himayatnagar, Hyderabad 500 029Certificate Debtor No. 4
5. HSBC Bank,
6-3-1107 AND 1108,
Rajbhavan Road, Somajiguda,
Hyderabad-500 082Certificate Debtor No. 5
6. Indian Bank,
5-1-679, Surabhi Arcade Bank Street,
Koti, HyderabadCertificate Debtor No. 6
7. Andhra Bank,
Sultan Bazar Branch,
Koti, HyderabadCertificate Debtor No. 7
8. Export Import Bank of India,
Khairatabad Branch, Floor 21,
Centre One Building, HyderabadCertificate Debtor No. 8



9. Standard Chartered Bank,
G-5, Ground Floor,
Ashoka Bhoopal Chambers.
SP Road, Secunderabad-500 003Certificate Debtor No. 9
10. Bank of India,
Khairatabad Branch,
PTI Building Ac Guards,
Hyderabad-500 004Certificate Debtor No. 10
11. Axis Bank limited,
Modi Square, Ground Floor,
D. No.5-4-124/125, 8571(Old).
RP Road, Secunderabad-500 004Certificate Debtor No. 11

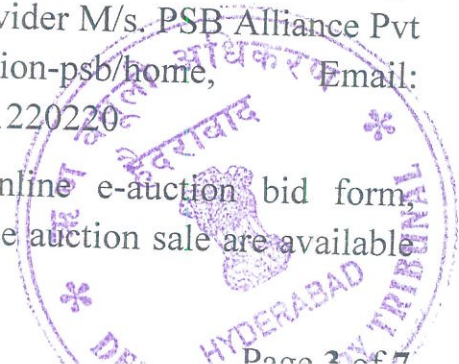
3. And whereas the undersigned has ordered the sale the mortgaged/attached properties mentioned in the schedule annexed hereto in satisfaction of the Recovery Certificate.

4. And whereas on 05.11.2026 (the date fixed for sale) there will be due a sum of Rs. 52,67,63,682.84/- (Rupees Fifty Two Crore Sixty Seven Lakhs Sixty Three Thousand Six Hundred Eighty Two and paise Eighty Four Only) recovered from sale of Schedule Property from the date of filing of Original Application along with interest and costs.

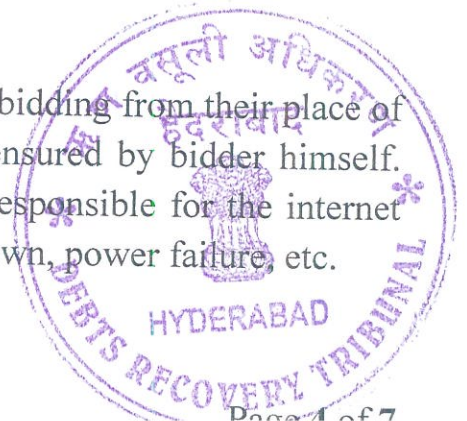
5. NOTICE is hereby given that in the absence of any order of postponement, the said property shall be sold by the undersigned by online e-auction through website of the service provider <https://baanknet.com>. in on 05.11.2026 between 12.00 PM and 12.30 with auto extension condition i.e., the end time 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> of service provider M/s. PSB Alliance Pvt Ltd. Website: www.baanknet.com/eauction-psb/home, Email: Support.baanknet@psballiance.com Mobile No.8291220220

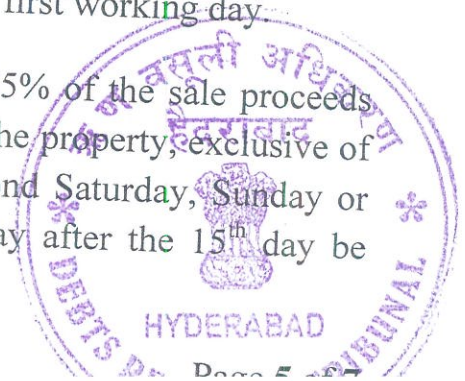
7. E-Auction Tender Document containing online e-auction bid form, Declaration, General Terms and Conditions of online auction sale are available on <https://baanknet.com>



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.61,56,475/- (Rupees Sixty One Lakhs Fifty Six Thousand Four Hundred and Seventy Five Only)
 - iii. The amounts by which the biddings are to be increased shall be Rs.50,000/- (Rupees Fifty Thousand Only) or in such multiples.
 - iv. The last date for submission of Bid Application and payment of EMD is 03.11.2026
 - 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 either by RTGS/NEFT/FUND Transfer to the credit of Account No.13334915010017 through IFSC Code :IBKL0000133, IDBI Bank Ltd 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.Bhagabat Patra, Deputy General Managar, IDBI Bank Ltd, NMG Department Chapel Road, Hyderabad, Telangana State, Mobile No.9893157920, Landline: 040-676944104, Email.bhagabat.patra@idbi.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 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. 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.
- xiii. 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.
- xiv. The property is being sold on "As is where is basis, as is what is basis and whatever there is basis"
- xv. The outstanding dues with respect to Property Tax, Electricity Maintenance Charges have to be borne by the successful bidder

SCHEDULE OF PROPERTY

SCHEDULE OF PROPERTY BELONGING TO R. SATISH REDDY CD No. 3 VIDE SALE DEED No 10227/2006, SRO KUKATPALLY

All that the Residential Flat No.502 on 5th Floor of "Jagadhamba Enclave" with built up area of 1185 Sq. Ft. (including common area) and Car Parking area 80 Sq. Ft. together with undivided share of land admeasuring 28 Sq. Yds out of 600 Sq Yds constructed in House bearing No 13-1-114 & 13-1-114/A on Plot No.13 in Sy No.19 Part and 20 situated at Mothinagar, Bobbbuguda Village, Balanagar Mandal, Kukatpally Municipality, Medchal Malkajgiri District (earlier Ranga Reddy District) and bounded by;

BOUNDARIES OF THE BUILDING

North: Plot No. 14

South: Plot No. 12



East: Plot No. 18
West: 40 Wide Road

BOUNDARIES OF THE FLAT

North: Open to Sky
South: Flat No. 501
East: Corridor
West Open to Sky

(GIVEN UNDER MY HAND AND SEAL OF THIS TRIBUNAL AT
HYDERABAD ON THIS THE 02nd DAY OF SEPTEMBER, 2026)



(MASAM VENKATESHWAR GOUD)
RECOVERY OFFICER-II
DEBT RECOVERY TRIBUNAL-1
HYDERABAD