



**OFFICE OF THE RECOVERY OFFICER  
DEBTS RECOVERY TRIBUNAL - I  
ERNAKULAM**

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**PROCLAMATION OF SALE**

**DRC No. 4634**

**e-Sale No 41/2026**

**PROCLAMATION OF SALE UNDER RULES 52, 53 & 54 OF SECOND SCHEDULE  
TO THE INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS  
ANDBANKRUPTCY ACT, 1993**

**Bank of Baroda Vs. M/s Kallungal Traders & 2 Others**

Whereas, (1) **M/s Kallungal Traders**, Nehru Park, Muvattupuzha P.O, Ernakulam , Kerala-686661 represented by its Managing Partner , **Abdul Manaf K A (2) Abdul Manaf K A ( Managing Partner, M/s Kallungal Traders )**, Kallungal House, Pullut P.O, Kodungallur ,Thrissur, Kerala-680663 (3) **Reghu P S( Partner M/s Kallungal Traders)**, Plassery House, Kunnukara P O, North Paravur, Ernakulam, Kerala-683513 have failed to pay the sum of **Rs. 1,56,63,917.75** (Rupees One Crore fifty six lakhs sixty three thousand nine hundred and seventeen and paise seventy five only), as on **30.08.2016**, payable by them in respect of the **Recovery Certificate No. 4634** in **OA No. 17/2014** issued by the Presiding Officer, Debts Recovery Tribunal, Ernakulam, and the interest and costs payable as per the Certificate.

And whereas the undersigned has ordered the sale of the properties mentioned in the schedule below in satisfaction of the said certificate.

And whereas there will be due thereunder, a sum of **2,94,26,455.42** (Rupees two crores ninety four lakhs twenty six thousand four hundred and fifty five and paise forty two only) as on **24.06.2026**. Besides, there shall be future interest, costs and expenses also.

Notice is hereby given that in absence of any order of postponement, the said properties shall be sold on **09.09.2026** by e-auction from **11.00 hrs to 11.30 hrs for Lot No 1 & 12.00 hrs to 12.30 hrs for Lot No 2** and bidding shall take place through 'Online Electronic Bidding' through the website [baanknet.com](http://baanknet.com) of **M/s. PSB Alliance Pvt Ltd**.

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 properties, 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 Shri Deepak S, Chief Manager, Bank of Baroda, ROSARB Branch, Ernakulam at Mobile No.8089565441/ Smt. Parvathy A., Manager Legal, DRT Cell, Bank of Baroda, Ernakulam at





Mobile No.7012747898. For information about online submission of application and assistance during bidding, please contact M/s. PSB Alliance Pvt. Ltd, Mumbai, over phone at +91 8291220220, Mr. Dharmesh Asher –Mobile No.9892219848, Miss Swani Sharma, Mobile No.9990605075, e-mail id: support.baanknet@psballiance.com/ Mr.P.F. Ashuli Krechena Senior Manager, Bank of Baroda at Telephone No.022-66985186/5113, Mobile No.07576861827, e-mail id : sarfaesi.bcc@bankofbaroda.co.in.

The properties can be inspected on **03.08.2026,10.08.2026,17.08.2026** for which the above named officer of the **Bank of Baroda** may be contacted.

The sale will be of the properties of the **Certificate debtor-3** as mentioned in the schedule below and the liabilities and claims attaching to the said properties, so far as they have been ascertained, are those specified in the schedule against each lot.

The properties 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 properties, 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 properties 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 following conditions.

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 properties mentioned below shall not be sold is

**Rs.63,80,000/- (Rupees sixty three lakhs eighty thousand only) for Lot No.1 (Item No 1)**

**Rs.5,30,000/- (Rupees five lakhs thirty thousand only) for Lot No.2 ('item No 2 )**

2. The amounts by which the bidding are to be increased shall be **Rs. 20,000/- (Rupees twenty thousand only) for Lot 1 and Rs 10,000( Rupees ten thousand only) Lot No 2**. 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. 6,38,000/- (Rupees six lakhs thirty eight thousand only) for Lot No.1 and Rs. 53,000/- (Rupees fifty three thousand only) for Lot No.2** shall be deposited by **07.09.2026, 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 **31.08.2026 to 07.09.2026** till **1700 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. **28750200000329** in the name of **'RECOVERY OFFICER DRT-1 ERNAKULAM AUCTION'** held with the **Bank of Baroda**, Panampilly Nagar Branch [IFS Code – **BARB0KOCCHBS**].
7. The purchaser shall deposit the balance 75% of the sale proceeds on or before the 15<sup>th</sup> day from the date of sale of the properties, if the 15<sup>th</sup> day be a Sunday or other Holiday, then on the first office day after the 15<sup>th</sup> 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 properties or to any part of the sum for which it may subsequently be sold. The properties shall be resold, after the issue of a fresh proclamation of sale.

The properties 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 properties to be sold with the names of the other co-owners where the properties belongs to defaulter and any other person as co-owners.                                                                                                                                                                                                                                                                                                                      | Revenue assessed upon the properties or any part thereof. | Details of any other encumbrance to which the properties is liable | Claims, if any, which have been put forward to the properties, and any other known particulars bearing on its nature and value |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| 1          | 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 3                                                         | 4                                                                  | 5                                                                                                                              |
| Lot No.1   | <p><b><u>Item No 1</u></b></p> <p>All that piece and parcel of land having an extent of 13.76 Ares in Sy No 450/2-A of Kunnukara Village, Paravoor Taluk, Ernakulam District with improvements thereon obtained by Raghu PS vide Sale Deed No 3230/1983 of the Chengamanad SRO.</p> <p><b><u>Boundaries:-</u></b></p> <p>East : Thazhathuttykkadavu Road</p> <p>South : Properties belonging to Chellappan</p> <p>West : Way</p> <p>North : Properties belonging to Shobhana</p> | Not Known                                                 | Subsequent attachment reordered as per EC.                         | Not Known                                                                                                                      |





|             |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| Lot<br>No.2 | <p><b>Item No2</b></p> <p>All that piece and parcel of land having an extent of 2.69 Ares in S.No 450/2-B of Kunnukara Village, Paravoor Taluk, Ernakulam District with improvements thereon obtained by Reghu P.S vide Sale Deed No 1253/2009 of the Chengamanad SRO.</p> <p><b>Boundaries:-</b></p> <p>East : Properties belonging to Thilothama and others</p> <p>South : Properties belonging to Sujeendran</p> <p>West : Way</p> <p>North : Way</p> |  |  |  |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|

(Given under my hand and the seal of the Tribunal on this the 24<sup>th</sup> day of June 2026)

*Harichand*  
(Penumala Harichand)  
Recovery Officer

To,

- (1) M/s Kallungal Traders, Nehru Park, Muvattupuzha P.O, Ernakulam , Kerala-686661 represented by its Managing Partner , Abdul Manaf K A
- (2) Abdul Manaf K A ( Managing Partner, M/s Kallungal Traders ), Kallungal Traders , Kallungal House, Pullut P.O, Kodungallur ,Thrissur, Kerala-680663
- (3) Reghu P S( Partner M/s Kallungal Traders), Plassery House, Kunnukara P O, North Paravur, Ernakulam, Kerala-683513

