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BRUHATH BANGALORE MAHANAGARA PALIKE
REVENUE OFFICER HEGGANAHALLI DIVISION
HMT LAYOUT NAGASANDRA BANGALORE-560073
**FORM OF PROCLAMATION AND WRITTEN NOTICE OF SALE OF
IMMOVABLE PROPERTY.**

RO(H)/PR/776/23.24

Date-29-01-2025

Whereas, **MR Pankaja Lingaraj Hiremat** has not paid the property tax payable under the Bruhat Bengaluru Mahanagara Palike, 2020 (hereinafter referred to as, 'the Act') as per details below -

Property & Tax Due Details

SAS Property Tax ID: **1600714579**, Ward No & Name:41-PIA
Zone: **Dasarahalli**

Sl No	Description	Unpaid Amount in Rs as on: 31-01-2025
1	Property Tax	54324.00
2	Cesses	13032.00
3	Interest# (calculated as on date of this notice generation)	41238.00
4	Penalty	54324.00
5	Solid Waste Management Cess	8640.00
6	Total Due#	171558.00

Actual interest shall be collected as is due on the date of payment

Whereas in consequence, thereof the Demand Notice No.: **ARO(PIA)W-39/PR-73/2020-21** dated: **24-01-2023** was issued and served on him under section 156(1) of the Act and still the said amount of tax has not been paid & he is in default;

Whereas the immoveable property hereunder specified has been attached under section 156(5) of the Act vide attachment order No: **RO/H/PR/776/2024-25** dated: **05-07-2024** on account of arrears of the property tax, penalties, interest, cesses & other levies due by him and still the payment of the arrears has not been made by him & more than 60-days have elapsed after the said attachment;

Whereas it is necessary to recover the said amount by sale of the below mentioned property together with all lawful charges and expenses resulting from the said attachment and sale and all other attempts have failed to yield recovery;

Notice is hereby given in exercise of powers conferred upon the undersigned under section 156(5) of the Act that on the _____ at **the Joint Commissioner Dasarahalli Zone** will at **O/o Joint Commissioner Dasarahalli Zone, Hesaraghatta Road Bagalunte, Bangalore-73**, sell by auction subject to the conditions mentioned below to the highest bidder and transfer the right, title and interest of the said in the immovable property hereunder specified and every power of disposing of the same or of the profits arising therefrom which the SAID **MR MR Pankaja Lingaraj Hiremat No.236/176 Gruhalakshmi Layout,Nagasandra BANGALORE-560073** may now consistently with the law exercise for his own benefit from the said property.

IMMOVABLE PROPERTY SCHEDULE

Unique Property ID: **1600714579**, Survey no 60
SAS application number in Property Tax System: **1600714579**
Ward Name & Number: **39 Chokkasandra**, BBMP Zone: **Dasarahalli**

	SQFT	SQMT
Land area	2400	222.96
Built up area	4200	390.19

Address: **No.152, HMT Layout, Nagasandra BANGALORE-560073**

EAST : ROAD..
WEST : PRIVATE PROPERTY
NORTH : PRIVATE PROPERTY
SOUTH : PRIVATE PROPERTY.

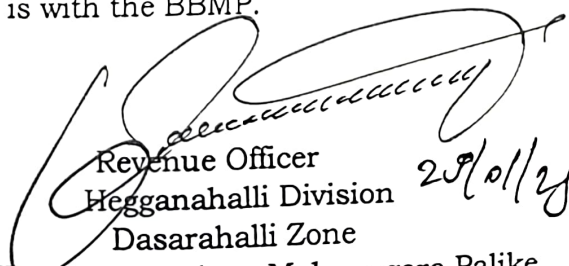
CONDITIONS OF SALE:

- (31) The minimum price fixed for making a successful bid in the auction shall be **Rs. 65,81,652/- (Sixty Five Lakh Eighty One Thousand Six Hundred and Fifty Two rupees)** based on the Guidance Value (GV) of the said property below which no bid shall be accepted. Further while the start price of the auction shall be as per the value of the property fixed as per Guidance Value assigned under Karnataka Stamps Act 1957; the step by step bidding shall be not less than multiples of 0.5% of the said value of the property rounded off to the next higher 5000s. For example, in case GV of the property put to auction is Rs 43 Lakhs, then bidding shall start from Rs 43 Lakhs and bidding step shall not be allowed less than 0.5% of Rs 43000 = Rs 21500 which shall be rounded off to Rs 25000. Hence the next bid cannot be increased by less than a Rs 25000 increase. Provided that if minimum increase in bid allowed using this method exceeds Rs One Lakh then bidders may bid the next higher bid by increment not less than rupees one lakh.
- (32) The sale shall be held on the day fixed and if necessary, continued from day-to-day (except closed holiday) until all the properties specified in this Proclamation have been sold. The Officer conducting the sale may however in his discretion, adjourn any sale for a period not exceeding three days.
- (33) The party liable for the payment of money for the recovery of which the sale of immovable property is held shall not be allowed to bid for or purchase the property without the permission of the Zonal Joint Commissioner.
- (34) No Officer having any duty to perform in connection with any sale by auctions and no person employed by or subordinate to such Officer shall directly or indirectly bid for or acquire any property.
- (35) If there are no bidders on the date of sale, the property may be purchased by the BBMP or put to re-auction.
- (36) The party declared to be the highest bidder of the immovable property should deposit the bid amount in the BBMP's relevant through Demand Draft or RTGS as per the schedule given in table below

Event or Milestone	Action to be taken and Amount to be deposited
Declaration of the Highest Bidder (H1) in auction	On the spot deposit of 1% of the final bid amount through Demand Draft or RTGS in favour of the BBMP failing which the bidder shall be treated as a defaulter and auction shall proceed ahead and such a defaulter stands immediately debarred from bidding in that auction and also for a period of one year.
Within 3-Working Days from the date of declaration of H1 Bidd Winner after deposit of 1% of the final bid amount on the spot.	Deposit through DD or RTGS another 24% of the final winning bid amount (taking total payment to 25% of the final bid amount) in favour of the BBMP failing which the already deposited 1% of the final bid amount shall stand forfeited to the BBMP with no liability and free of all encumbrances on the property. The bid shall stand rejected automatically for default.
Zonal Commissioner to confirm the Highest bid and the bid winner and issue notice to deposit the rest of 75% of the final bid amount	The rest 75% of the final bid amount shall be deposited (vii) Within 15-days in case the final bid amount does not exceed Rs 50 Lakhs (Rupees Fifty Lakhs) and (viii) Within 30-days in case the final bid amount exceeds Rs 50 Lakhs (Rupees Fifty Lakhs) from the date of issue of notice to pay the rest 75% of the final bid amount. In case of failure to pay the rest of the 75% amount as per above deadline, the already deposited 25% amount shall stand forfeited to the BBMP free from all encumbrances on the property which may be put to auction afresh. The bid shall stand rejected automatically for default.

- (37) The sale is subject to confirmation by the Zonal Commissioner.
- (38) In case sale is set aside or cancelled for any reason, the amount deposited by the purchaser will be refunded but no interest shall be payable for the same.
- (39) A Certificate of Sale shall be issued in the name of successful bidder after payment of full bid amount and the sale is confirmed by the Zonal Commissioner. Thereupon based on the Certificate of Sale the BBMP shall issue an eKhata to the new owner after a registered deed is done by BBMP based on the Certificate of Sale in favour of the bid winner who has got the Certificate of Sale. The relevant stamp duty and registration charges shall be borne by the purchaser.
- (40) In case the final sale price is more than the amounts payable to the BBMP as property tax & connected dues together with the costs incurred in conduct of the auction, then the additional amount shall be deposited into the bank account of the owner. Provided in case the bank account of the owner is not known then immediately when the bank account and IFSC of the property owner are furnished. Provided further that no interest shall be payable to the owner for the period the said amount is with the BBMP.

Date:-


Revenue Officer
Hegganahalli Division
Dasarahalli Zone
Bruhat Bengaluru Mahanagara Palike

29/01/24

