

F. No. PRO/PR.CCIT/MISC./2016-17 to 2021-22

Dated: 01-03-2022

Office Note to the Jt. Director of Income Tax (Systems)(Hqrs),

O/o Pr.CCIT, AP & TS, Hyderabad.

Sub: Recovery Proceedings under Second Schedule of Income Tax Act, 1961 in the case of M/s VVR Housing India P. Ltd (PAN: AACCV1648N) - Proclamation of sale - Request for uploading on Department's website - Reg.

Ref: Lr. from TRO, O/o the PCIT-2, Hyderabad dated 25-02-2022.

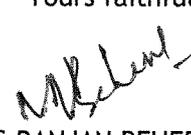
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Vide letter under reference cited above, the Tax Recovery Officer, O/o the PCIT-2, Hyderabad has requested for uploading of Public Auction Notice along with Proclamation of Sale (Total 08 pages) on the Department's website i.e. <https://www.incometaxhyderabad.gov.in/>.

In this connection, it is requested that all the enclosed documents (total 08 pages) may be uploaded on department's website immediately. All the documents in original are forwarded herewith for you information and necessary action.

Encl: All documents in original.

Yours faithfully,


(MANAS RANJAN BEHERA)

आयकर अधिकारी (मुख्या.) (जनसंपर्क)

INCOME TAX OFFICER (HQRS)(PR)

To,

The Jt. Director of Tax Officer (Systems)(Hqrs),
O/o Pr.CCIT, AP & TS, Hyderabad.

Copy to: The Tax Recovery Officer, O/o the PCIT-2, Hyderabad for information.

To
The Public Relation Officer,
O/o Pr. CCIT, AP & TS,
Hyderabad.



Date:25.02.2022

Sir,

Sub: Recovery Proceedings under Second Schedule of Income Tax Act, 1961 in the case of M/s. VVR Housing India P. Ltd. (PAN:AACCV1648N) - Proclamation of sale - Request for - Regarding.

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Please refer to the above.

With reference to the subject cited above, it is requested that public auction notice may kindly be published in at least 03 daily newspapers one English daily, one Telugu daily and one Hindi daily for wide publication of public auction. Further, it is requested that the auction notice along with I.T.C.P.-13(Proclamation of Sale) may kindly be uploaded on the department's website i.e. on hyderabad.incometax.gov.in.

Yours faithfully,

G. Sudha Madhav
(G. SUDHA MADHAV)

Tax Recovery Officer
O/o the PCIT-2, Hyderabad



GOVT. OF INDIA, INCOME TAX DEPARTMENT
Office of the Tax Recovery Officer,
O/o. the Principal Commissioner of Income Tax -2,
Room No.610, 6th Floor, Signature Towers, Kondapur,
Opp. Botanical Gardens, Hyderabad-500084,
Phone No. 040-23485438 / 8985970761

PUBLIC AUCTION NOTICE

The immovable property as per details given below is proclaimed for sale on "As is where is" basis on 28.03.2022 at 11.30 am at O/o TRO-2, Income Tax Office, 6th Floor, Signature Towers, Kondapur, Hyderabad by Tax Recovery Inspector for realization of arrears of Income Tax dues in the case of M/s. VVR Housing India Private Limited(PAN:AACCV1648N). The Public Auction will be conducted as per rules prescribed in Second Schedule to Income Tax Act, 1961. The participants shall deposit an amount of Rs.24,00,000/- as EMD being 10% of reserve price of property, by way of Demand Draft drawn in favour of Tax Recovery Officer, O/o PCIT-2, Hyderabad on the day of auction. Further, detailed terms and conditions of the auction may be obtained from the undersigned at the above mentioned office address between 11:00 am to 5:00 pm on working days. It may also be noted that if any person intending to object the above public auction or claim the above property may file the objection petition(s) under rule 11 of Second Schedule to Income Tax Act, 1961 on or before 08.03.2022 before the undersigned.

SPECIFICATION OF PROPERTY

Description of Property	Sy. No.	Extent	Document No.	Reserve Price(In Rs.)
Dry & Agricultural Land situated at Veljerla-II Village & G.P., Farooqnagar Mandal, RR Dist., Telangana. On "As is where is" basis.	250/A, 250/A/3, 250/ 249/AA, 250/E, 256	Ac. 23- 36 Guntas	4459/2008 1379/2007 1483/2007 1484/2007 1485/2007 4905/2008 4906/2008 62/2009 4907/2008 SRO, Farooqnagar	Rs.2,40,00,000/-

Sd- (G. SUDHA MADHAV). Tax Recovery Officer, O/o Pr. CIT-2, Hyderabad.

G. Sudha Madhav

जि. सुधा माधव
G. SUDHA MADHAV
कर वसुली अधिकारी-2 / Tax Recovery Officer-2
कार्यालय प्रधान आयकर आयुक्त-2
O/o. Principal Commissioner of Income Tax-2
हैदराबाद / Hyderabad



Government of India
Income tax Department
Office of the Tax Recovery Officer-2,
Room No. 610, Signature Towers,
Kondapur, Hyderabad-500084 Ph. 040-23485438
FORM NO. I.T.C.P. 13

[See rule 38 and rule 52(2) of the Second Schedule to the Income-tax Act, 1961]

Proclamation of sale

F.No.TRO-2/ Hyd/AACCV1648N/2021-22

Dated: 25-02-2022

DIN: ITBA/COM/M/17/2021-22/1040125442(1)

*Whereas the Tax Recovery Officer-5, Hyderabad (Now merged with TRO, O/o the PCIT-2, Hyderabad) has drawn up the **certificate in F.No.TRO-5/Hyd/TRC No.46/2018-19 dated 15.10.2018** for the recovery of the sum of **Rs.18,82,90,698/- (Rupees Eighteen crore Eighty Two lakh Ninty thousand Six Hundred and Ninety Eight only)**, from **M/s V.V.R. Housing Pvt. Ltd.** [defaulter] which sum is recoverable together with interest in accordance with section 220(2) of the Incometax Act, 1961 and the costs, charges and expenses of the proceedings for the recovery thereof;

Whereas the Tax Recovery Officer-3, Hyderabad had forwarded the **Certificate No. 131 dated 30.08.2010 to the undersigned, Tax Recovery Officer, O/o the PCIT-2, Hyderabad for the recovery of the sum of **Rs.7,30,94,622/-**, from **M/s V.V.R. Housing Pvt. Ltd.** [defaulter] and whereas the said Tax Recovery Officer has sent to the undersigned a certified copy of the certificate under section 223(2) of the Income-tax act, 1961, specifying that an amount of **Rs.7,30,94,622/-**, is to be recovered from the defaulter, which sum is recoverable together with interest in accordance with section 220(2) of the said Act and the costs, charges and expenses of the proceedings for the recovery thereof;*

And whereas the undersigned has ordered the sale of the attached property mentioned in the annexed schedule in satisfaction of the said certificate;

And whereas on the **28th day of March, 2022** (the date fixed for the sale) there will be due thereunder a sum of Rs. **Rs.18,82,90,698/- (Rupees Eighteen crore Eighty Two lakh Ninty thousand Six Hundred and Ninety Eight only)** excluding interest u/s. 220(2) and the costs, charges and expenses of the proceedings for the recovery thereof ;

Notice is hereby given that, in the absence of any order of postponement, the said property shall be sold by **TRO/TRI** by public auction at **11.30 A.M.** on the said **28th day of March, 2022** at **11.30 am** at **O/o TRO, O/o the PCIT-2, Hyderabad Income Tax Office, 6th Floor, Signature Towers, Kondapur, Hyderabad.**

The sale will be of the property of the defaulter above named/+property which is included in the property of the defaulter by virtue of the Explanation to sub-section (1) of section 222 of the Income-tax Act,1961, as mentioned in the schedule below; and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

The property will be put up for sale in the lots specified in the schedule. If the amount to be realised 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 lot is knocked down, the arrears mentioned in the said certificate, interest payable under section 220(2) of the Income-tax Act, 1961, and 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 arrears, interest and costs has been paid to the undersigned.

-At the sale, the public generally are invited to bid either personally or by duly authorised agent. 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 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.2,40,00,000/-(Rupees Two Crores and Forty Lakhs Only).**
- (iii) The amounts by which biddings are to be increased shall be determined by the officer conducting the sale. In the event of any dispute arising as to the amount bid, or as to the bidder, the lot shall at once be again put up to auction.
- (iv) The highest bidder shall be declared to be the purchaser of any lot 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 as to make it inadvisable to do so.
- (v) For reasons recorded, it shall be in the discretion of the officer conducting the sale to adjourn it subject always to the provisions of the Second Schedule to the Income-tax Act, 1961.
- (vi) In the case of movable property, the price of each lot shall be paid at the time of sale or as soon after as the officer holding the sale directs, and in default of payment, the property shall forthwith be again put up and resold.
- (vii) In the case of immovable property, the person declared to be the purchaser shall pay immediately after such declaration, a deposit of twenty-five per cent on the amount of his purchase money to the officer conducting the sale and, in default of such deposit, the property shall forthwith be put up again and resold. The full amount of the purchase money payable shall be paid by the purchaser to the undersigned on or before the 15th day from the date of the sale of the property, exclusive of such day, or if the 15th day be a Sunday or other holiday, then on the first office day after the 15th day. In default of payment within the period mentioned above, the property shall be resold, after the issue of 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.

SCHEDULE OF PROPERTY

No. of lots	Description of property to be sold with the names of the other co- owners where the property belongs to the defaulter and any other persons as co- owners	Revenue assessed upon the property or any part thereof	Details of any encumbrances to which the property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value
1	2	3	4	5
	DRY & AGRICULTRUL LAND SITUATED AT VELJERLA-II VILL. & G.P., FAROOQ NAGAR MANDAL, RR DIST. TELANGANA SY. NO.: 250/A, 250/A/3, 250, 249/AA, 250/E & 256 EXTENT: Ac. 23-36 Guntas DOCUMENT NO. AND REGISTRATION AUTHORITY: 4459/2008, 1379/2007, 1484/2007, 1485/2007, 1483/2007, 4905/2008 4906/2008, 62/2009, 4907/2008 SRO, FAROOQNAGAR	Rs.18,82,90,698/- (Excluding interest u/s. 220(2) of Income Tax Act, 1961 and cost & charges	Nil	Nil

Given under my hand and seal at Hyderabad this 25th day of February, 2022.

(SEAL)



G. Sudha Madhav
Tax Recovery Officer
जि. सुधा माधव
G. SUDHA MADHAV
कर वसूली अधिकारी-2 / Tax Recovery Officer-2
कार्यालय प्रधान आयकर आयुक्त-2
O/o. Principal Commissioner of Income Tax-2
हैदराबाद / Hyderabad



Government of India
Income tax Department
Office of the Tax Recovery Officer-2,
Room No. 610, Signature Towers,
Kondapur, Hyderabad-500084 Ph. 040-23485438

CORRIGENDUM

In continuation to the order of 'Proclamation of Sale' in Form No. I.T.C.P.-13 in F.NO.TRO-2/Hyd/AACCV1648N/2021-22 dated 25.02.2022 with DIN ITBA/COM/M/17/2021-22/104125442(1) passed by the undersigned, the following condition as condition (viii) is inserted after condition (vii):

(viii) The participants shall deposit an amount of Rs.24,00,000/- (Rupees Twenty Four Lakh only) as EMD being 10% of reserve price of property, by way of demand draft drawn in favour of Tax Recovery Officer, O/o PCIT-2, Hyderabad on or before the commencement of auction.


(G. SUDHA MADHAV)
Tax Recovery Officer
O/o the PCIT-2, Hyderabad

APPENDIX-19 TERMS & CONDITIONS OF SALE OF BY PUBLIC AUCTION

General

1. The particulars mentioned in the sale proclamation have been stated to the best of the information of this office but this office shall not be answerable for any error, mis-statement or omission in the proclamation of sale.
2. So far known to this office there are no claims, liabilities or encumbrances.
3. So far known to this office there are no arrears of Municipal tax or other taxes but if there are any, if the auction price obtained what is due from the defaulter to the Income-tax department then from out of the excess amount such Municipal tax arrears etc., will be paid but if there is no excess, such taxes will not be paid by the department and the purchaser of the property has to take the property subject to payment of taxes.
4. The amount by which each bidding is to be increased shall be determined by the Inspector conducting the sale. 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 to auction.
5. The property will be normally sold in the same order in which they have been shown in the proclamation of sale.
6. Each bidder should be qualified to bid at the auction.
7. Any bidder if he is bidding in behalf of a third party should exhibit an authority letter issued to him by the said third party.
8. Each bidder should clearly state the name & address of himself, if he is bidding for himself or the name & address of a third party on whose behalf he is bidding.
9. There is a reserve price fixed and if the highest bid is less than this reserve price even though the Inspector conducting auction might have knocked down in favour of the highest bidder the Tax Recovery Officer in his discretion may decline to accept such bid.
10. If the price offered appears to be clearly inadequate also the Tax Recovery Officer may decline to accept the bid.
11. The Inspector conducting the sale shall have the discretion to adjourn the sale for any reason subject to the provisions of the Second Schedule to the Income-tax Act, 1961. There is no necessity for fresh proclamation sale to be issued if the adjournment is for a period of not more than 30 days.
12. 2% of the purchase price upto Rs.1,000/- and 1% of the purchase price for the amount exceeding Rs.1,000/- will be collected from the purchaser as poundage. This will be the only extra expenses to be incurred by the purchaser.

13. Two or more persons also can join together and bid but they should declare their specific shares at the time of auction. In the absence it will be deemed they have equal shares. Only one sale certificate will be issued in case of immovable property. However, in their joint names. If the names & shares are mentioned such persons get right for that share in the property.

14. The Inspector conducting the auction may insist on a suitable deposit amount by all the bidders who are taking part in the auction. The deposit amount in the case of the successful bidder will be adjusted towards the bid amount, In the case of unsuccessful bidders, the deposit amount will be returned at the close of the auction.

15. All the bidders should note that in case the full amount of arrears due for which the proclamation of sale has been given is paid before the conclusion of the auction, the auction will automatically become cancelled. On no account the bidders can claim any costs, expenses or other compensation for their having attended and participated in the auction. Similarly, in case there is any stay from any authority including the Court, the auction will be postponed or cancelled without any further notice and the persons participating in the auction can not claim any damages etc., for such postponement.

16. Presence in the auction or participation in the bid shall be deemed to be an acceptance of the conditions specified here.

17. The Inspector conducting the auction reserves the right to prevent any individual from participating in the bid if he is satisfied that such an individual's presence may impede the progress of the auction.

Further Terms & Conditions of sale by Public Auction of Immovable Property

(For General Terms & Conditions see Separate Sheet)

1. 25% of the purchase price should be paid to the Inspector conducting the auction as soon as the auction is knocked down and in default of payment the property will be again put up for auction. The balance of 75% of the amount together with poundage fees shall be paid to this office in or before 15th day from the date of the sale. Under no circumstances, this time of 15 days can be extended by any authority. If the amount is not so paid then out of the 25% of the amount paid the costs of the auction will be deducted and the balance may be forfeited to the Government according to the discretion of the Tax Recovery Officer.

2. The sale of immovable property will be confirmed after only on the confirmation of the sale it becomes absolute. Entire arrear is paid by the defaulter then the sale will cancelled.

3. For any reason if the sale is not confirmed but is set aside then the entire purchase money paid will be refunded to the highest bidder together with interest at such rate as will be allowed by the Tax Recovery Officer and also with an extra 5% of the money in certain circumstances.

4. The entire money paid by the purchaser will not be credited to the Income tax account until confirmation but will be kept with the Tax Recovery Officer himself under his personal custody and hence in case the sale is set aside the amount can be refunded immediately without any necessity for issuing a refund order by the concerned Income tax officer.

5. After the confirmation of the sale of immovable property, a certificate in form I.T.C.P. 20 will be issued. The original of this sale certificate is liable for stamp duty and a further duty of Rs.4.50 is also chargeable on Appendix 249 the copy of the sale certificate to be forwarded to the sub-Registrar. These charges (which may vary from State to State) are to be borne by the auction-purchaser. The original sale certificate thus issued will be the title for the property and it has the same value as a Sale Deed and it does not require the Registration by the purchaser. Thus, the auction purchaser is saved expenses of registration, etc. This office itself will send a copy of the sale certificate for registration to the concerned Sub-Registrar for making necessary entries in his registers.
6. Along with the sale certificate as far as possible a plan of the property also will be issued.
7. After confirmation of the sale and after the issue of the sale certificate the delivery of the immovable property will be made by a beat of tom tom at the locality announcing that from the date of the sale it has become absolute and the purchaser has become owner of the property.
8. In case the property is occupied by any tenant the tenant cannot be evicted by this office. However, an order will be made declaring the purchaser as the owner of the property from the date the sale has become absolute and a copy of it will be served on 30 days after the sale and before the 30 days if the tenant becomes automatically the tenant and affixed on the property and the proclamation will be made by beat of tom tom. The tenant will automatically become the tenant of the new purchaser and from the date of purchase the new purchaser desires to evict the tenant he has to take recourse by himself in accordance with law by approaching the rent controller or other authority. The position regarding the lessee of agricultural lands also is exactly same.
9. In case the property is occupied by the defaulter himself or any other person on his behalf who is not a tenant then the purchaser is at liberty to go and take possession of the property. However, if any resistance is offered either by the defaulter or any person on his behalf, if an application is made by the purchaser under Rule 39 of the Income tax Certificate Proceedings Rules, 1962, then efforts will be taken to put the purchaser in the possession of the property and if need be by removing the defaulter or any other person on his behalf who is obstructing the possession of the property.
10. In case of agricultural lands, if there are any standing crops on the lands the land is sold without any right for the standing crops. The standing crops will continue to belong to the person or persons who are the owners thereof in whatever capacity it may be. The purchaser of the land should give access to such owners to render all such operations which are required to ripen the crops and should also give free access to such owners for cutting the crops and removing them after they are fit for harvest.
11. As far as possible efforts will be made to obtain a nil encumbrance certificate from the Sub-Registrar but the purchaser cannot demand as of right for such certificate.


Tax Recovery Officer,