

SALE NOTICE
NOTICE FOR SALE OF IMMOVABLE PROPERTY ISSUED UNDER THE SECURITISATION AND RECONSTRUCTION OF FINANCIAL ASSETS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002, (hereinafter referred to as Act) r/w SECURITY INTEREST (ENFORCEMENT) RULES, 2002 (hereinafter referred to as Rules).

Whereas,

The Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated **01st of January 2016** calling upon the borrower(s)

1. Mr. Dattatraya G Kadoli residing at Flat No. 7 2nd Floor, Gayatri-A Building, Rajgad Colony, Rahatani, Pune 411017

2. Mrs. Aruna Dattatraya Kadoli residing at Flat No. 7, 2nd Floor, Gayatri-A Building, Rajgad Colony, Rahatani, Pune 411017

to pay the amount mentioned in the notice being ₹9,66,237/- (Rupees Nine Lakhs Sixty Six Thousand Two Hundred Thirty Seven Only) in Housing Loan A/c-13487300011693, ₹2,00,372.22 (Rupees Two Lakhs & Three Hundred Seventy Two Only Paise Twenty Two Only) in Personal Loan A/c No-13487600002814 & ₹2,55,440/- (Rupees Two Lakhs Fifty Five Thousand Four Hundred Forty Only) in Mortgage Loan A/c No 13487600002947 together with interest thereon till payment being the amount due under various Loan Accounts availed by them from our branch **Pune** within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and/or guarantor (s) and/or defaulters having failed to repay the amount within the stipulated time, the authorized officer on behalf of the Federal Bank Ltd. has taken possession of the property described herein below in exercise of powers conferred under section 13(4) of the said Act read with Rule 8 of the said Rules on **22nd March 2016** by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

The undersigned hereby give notice to the borrower(s) and/or guarantor (s) and/or defaulters and general public that the Bank has decided to sell on **29th May 2025** the property described herein below on "AS IS WHERE IS BASIS" under Rules 8 & 9 of the said Rules for realizing the dues as mentioned below. Thus the undersigned being the Authorised Officer of the Bank hereby invites from interested the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

| SL No. | Account Number | Amount Due | Due as on |
|----------|---|---|------------|
| A | Housing Loan A/c No. 13487300011693 | ₹ 11,52,031/- with further interest and cost thereon. | 05/07/2017 |
| B | Personal Loan A/c No. 13487600002814 | ₹2,44,434.22 with further interest and cost thereon. | 22/06/2017 |
| C | Mortgage Loan A/c No 13487600002947 | ₹3,13,884/- with further interest and cost thereon. | 07/07/2017 |

*Claim amount as per OA/395/2020 filed in DRT Pune

"While we call upon you to discharge your liability as above by payment of the entire dues to the Bank together with applicable interest, all costs, charges and expenses incurred by the bank till repayment and redeem the secured asset, within the period mentioned above, Please take important note that as per section 13(8) of the

Description of Mortgage Property

West- Flat No 6

encumbrance, title of property put on auction and claims/rights/dues/affecting the property prior to submitting their bid. The auction advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank. The property being sold with all the existing and future encumbrance whether known or unknown to the Bank. The Authorised officer/secured creditor shall not be responsible in any way for any third-party claims/rights/dues.

- k. The tenders offering price below the Reserve Price mentioned above will be rejected.
- l. The Authorized Officer has the absolute right to accept or reject the bid/ all or any tender including the highest tender or adjourn / postpone the sale without assigning any reason. The decision of the Authorized Officer/Bank shall be final.
- m. The intending purchasers can inspect the properties between **11.00 AM and 4.00 PM on 13th of May 2025 with prior appointment.** The intending purchasers who wish to inspect the property and / or know further details / conditions may contact: **The Federal Bank Ltd, LCRD/Pune Division, Pune /Warje Branch, JVA Mall, Shop No 3, Plot B, Wing D, Village Hingane Budruk, Karve Nagar, Warje, Pune, Maharashtra 411052. Contact No-9309180037 or 9421549524.**
- n. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc of the property, before participation in the auction.
- o. This sale will attract the provisions of sec 194-IA of the income Tax Act.
- p. The borrowers/guarantors named above may treat this as the notice of 15 days as stipulated in Rule 8 (6) and Rule 9(1) of the said rules and pay the secured debt in full to avoid the sale of property.

Dated this the 07th May 2025.

For, The Federal Bank Ltd,

Pandurang C. Bhattagaonkar
Associate Vice President & Division Head
(Authorised officer under SARFAESI Act)

Property Photo



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