

**Loan Collection & Recovery Department -Mumbai
Division**



BBYO/NGRREG/BHG/SALE NOTICE/25/2025-2026

Date: 11/06/2025

SPEED POST with AD

To,

1) M/s Pratham Biotech Private Limited,

Address: Flat No. 502, Plot No. 5, Highway Castle, Kachimet, Amravati Road,
Nagpur, Maharashtra – 440023.

2) Mr. Sanjeev S Deshmukh alias Sanjeev Sureshrao Deshmukh,

Address: Flat No. A-401, Shri Ganesh Towers, Amravati Road, Near RBI Quarters,
Kinkhede Layout, Bharat Nagar, Nagpur University Campus,
Nagpur, Maharashtra - 440033.

3) Mrs. Prajakta Sanjeev Deshmukh,

Address: Flat No. A-401, Shri Ganesh Towers, Amravati Road, Near RBI Quarters,
Kinkhede Layout, Bharat Nagar, Nagpur University Campus,
Nagpur, Maharashtra - 440033.

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 Limited, under the Act, issued a demand notice dated 22/11/2022 as contemplated under Sec.13(2) of the said Act calling upon the borrowers (1) M/s Pratham Biotech Private Limited, situated at Flat No. 502, Plot No. 5, Highway Castle, Kachimet, Amravati Road, Nagpur, Maharashtra – 440023, (2) Mr. Sanjeev S Deshmukh alias Sanjeev Sureshrao Deshmukh, and (3) Mrs Prajakta Sanjeev Deshmukh both are residing at Flat No. A-401, Shri Ganesh Towers, Amravati Road, Near RBI Quarters, Kinkhede Layout, Bharat Nagar, Nagpur University Campus, Nagpur, Maharashtra - 440033, to repay the amount mentioned in the notice being Rs. 4,17,14,691.85 (Rupees Four Crores Seventeen Lakhs Fourteen Thousand Six Hundred Ninety One and Paise Eighty Five Only) together with further interest and costs, within 60 days from the date of receipt of the said notice.

Whereas the borrower's having failed to repay the amount within the stipulated time, the Authorized Officer on behalf of the Federal Bank Limited has taken physical 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 21st Day of February 2025 by issuing a notice to the borrowers and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

The undersigned hereby give notice to the borrowers/defaulters and general public that the Bank has decided to sell on 18/07/2025, the property described herein below on "AS IS WHERE IS" "AS IS WHAT IS" & "WHATEVER THERE IS BASIS" under Rules 8 & 9 of the said Rules for realizing the dues of Rs.5,11,33,887/- (Rupees Five Crores Eleven Lakhs Thirty Three Thousand Eight Hundred Eighty Seven Only, claim amount as per Original Application filed before Hon'ble Debt Recovery Tribunal – Nagpur vide O.A No.134 of 2024 on 11/03/2024) together with further interest and cost/other charges thereon due from the borrowers under respective loan accounts in the name of borrowers/defaulters, with Branch: Bhanegaon of The Federal Bank Limited and thus the undersigned hereby invites tenders from interested parties for purchasing the property subject to the terms and conditions mentioned hereunder.

"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 SARFAESI Act 2002, (as amended), the right of redemption of secured asset will be available to you only till the date of publication of notice for publication or inviting tenders from public or private treaty for transfer by way of lease, assignment or sale of the secured asset."

Description of Immovable Property

All that non-agricultural land for industrial purpose (seed processing unit) on piece of land admeasuring 1.74 Hr situated in Mouza Mohpa, bearing Patwari Halka No. 13 of Khasra No. 231/1 (North part of Khasra No. 231) in Mohpa, Tahsil Kalmeshwar, Nagpur District, Maharashtra State within the registration Sub-Registrar of Kalmeshwar, along with existing/proposed construction thereon, bounded On or towards East: Survey No. 241 and 240, On or towards South: Remaining portion of this land, On or towards West: Road and On or towards North: Survey No. 244.

Terms and Conditions

1. The Reserve price below which the property will not be sold is Rs.8,01,56,208/- (Rupees Eight Crores One Lakh Fifty Six Thousand Two Hundred and Eight Only).
2. The property will be sold by e-auction through the Bank's approved service provider M/S E-Procurement Technologies Ltd. – Auction Tiger on 18/07/2025 between 11.30 AM to 1.30 PM under the supervision of the Authorised officer of the Federal Bank Limited.
3. E-auction tender document containing e-auction bid form, declaration, general terms and conditions of online auction sale are available in website: [https:// federalbank.auctiontiger.net](https://federalbank.auctiontiger.net)
4. The prospective bidders may avail online training on E-Auction from M/S E-Procurement Technologies Ltd. – Auction Tiger help line no. & email ID: Mr. Ramprasad – Mobile No: 8000023297 & Email Id – ramprasad@auctiontiger.net / support@auctiontiger.net
5. Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal [https:// federalbank.auctiontiger.net](https://federalbank.auctiontiger.net). Bids submitted otherwise shall not be eligible for consideration.
6. The EMD shall be remitted through EFT/NEFT/RTGS to the Federal Bank Account No 14030051030001, IFSC Code No. FDRL0001403 as mentioned above for Rs.80,15,621/- (Rupees Eighteen Lakhs Fifteen Thousand Six Hundred and Twenty One Only), before 3.00 PM on 17/07/2025, being earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted.

7. **The incremental Bid amount will be in the multiple of Rs. 5,000.00 (Rupees Five Thousand Only). The successful bidders shall deposit 25% of the bid amount / sale price (less EMD) immediately on acceptance of his tender/ offer by the Bank and the balance 75% within 15 days, failing which the entire deposit made by him shall be forfeited without any notice and the properties concerned will be re-sold.**
8. **All other payments shall be made in the form EFT/NEFT/RTGS as mentioned above or DD drawn in favour of The Federal Bank Limited, payable at Mumbai.**
9. The successful bidders shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per law.
10. No encumbrance in respect of the property has come to the knowledge and information of the Bank. The bank will not be responsible for any other charge, lien and encumbrance, statutory and government taxes/dues, property tax or any other dues to anyone in respect of the property under sale. The Society/Builder/Developer charges, municipality taxes, electricity bills and the encumbrances, if any, should be cleared and borne by the purchaser of the respective property under sale.
11. 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.
12. The buyers should satisfy themselves on the title, ownership, and statutory approvals etc., before participation in the auction. The tender shall not be accepted if the bid is below the reserve price.
13. **The intending purchasers can inspect the property on 05/07/2025 between 2.00 pm and 4.00 pm with prior appointment.**
14. For further details regarding other conditions of sale, the intending bidder may contact the undersigned.
15. **The borrowers/guarantors named above shall treat this as notice of thirty days as stipulated in Rule 8(6) read with Rule 9 of the said Rules and pay the secured debt in full to avoid sale of the secured property.**

Dated this the 11th day of June 2025 at Mumbai.

For The Federal Bank Limited,

**Lecin C
Deputy Vice President - I & Division Head
(Authorised Officer under SARFAESI Act)**