

**SALE NOTICE****NOTICE FOR SALE OF MOVABLE OR 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 **26<sup>th</sup> June 2023** calling upon the borrower(s)

1. **Suryawanshi Pandurang D alias Suryawanshi P D, S/o Dattatray S Suryawanshi, Behind Ware House, Near Vidya Vikas School, Shri Nagar, Barshi Road, Latur, Maharashtra – 413512 // B2/605, Shanti Apartment, S N 3, CTS no. 1097, Hadapsar, Pune – 411028,**
2. **Gavali Muktabai Goroba, W/o Suryawanshi Pandurang D, Behind Ware House, Near Vidya Vikas School, Shri Nagar, Barshi Road, Latur, Maharashtra – 413512 // B2/605, Shanti Apartment, S N 3, CTS no. 1097, Hadapsar, Pune – 411028**

to pay the below mentioned amount in the notice till payment being the amount due under various Loan Accounts availed by them from our branch **Pune/Aundh** within 60 days from the date of receipt of the said notice.

Type of Facility	Balance outstanding as given in Demand Notice	Rate of interest
Federal Housing loan (FHS) 16637300003739	₹ 30,91,812/- (Rupees Thirty Lakh Ninety One Thousand Eight Hundred and Twelve only) as on 29.05.2023	9.85 % per annum, with monthly rests along with along with further cost and charges from 29/05/2023

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 **23/12/2024** 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 **24/07/2025** the property described herein below on "AS IS WHERE IS BASIS" under Rules 8 & 9 of the said Rules for realizing following dues. 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.

	Loan Account	Dues
1.	Federal Housing loan (FHS) 16637300003739	₹38,73,842/- as on 29/05/2025 together with further interest and costs thereon

**"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 Mortgage Property**

All All that piece and parcel of the Flat bearing No. 605, in the Wing B-2, situated on the sixth floor, built up area admeasuring 604 Sq ft i.e. 56.11 Sq mtrs alongwith terrace area adm 84 Sq ft i.e. 07.80 Sq mtrs with open car parking, in the building known as "Shanti Residency", constructed on the land and all other improvements thereon located at the Survey No. 03, Hissa No. 20 admeasuring area about 00h.10 R., Survey No. 03, Hissa No. 21A admeasuring area about 00 H.4.5 R., Survey No.03 Hissa No. 22(P) admeasuring 00 H.44 R., Survey No. 03 Hissa No. 23 A admeasuring 00H. 03R., Survey No. 03 Hissa No. 24 admeasuring about 00 H.04 Are, Survey No.03 Hissa No.25 admeasuring area about 00 H.04 are & Survey No. 03 Hissa No.26 admeasuring area about 00 H.07 Are total area adm.00H.84 situated at Village Hadapsar, Tal. Haveli, Dist. Pune and within the jurisdiction of Sub – Registrar Haveli, and within the local limits of Pune Municipal Corporation and bounded on **East by:** P.M.C Road, **West by:** Odha, **North by:** S.No. 3, Hissa No. 19 and **South by:** Canal Pad. that pieces and parcel of the Flat No. 102 admeasuring 36.60 Sq. mt/394 Sq.ft. carpet + attached Terrace admeasuring 5.20 Sq.mt/56 Sq.ft. total saleable area admeasuring 58.53 Sq.mt/630 Sq.ft. carpet on 1<sup>st</sup> floor along with one car parking No. 2 admeasuring 12.50 Sq.mt. in building known as "Naik Aangan" constructed on plots of lands bearing Survey No. 23 Hissa No. 2E/2 and Survey No. 23 Hissa No. 2E/2/11 situated at Village Balewadi, Taluka- Haveli, Pune District and also within the limits of Pune Municipal Corporation.

**Place of Auction & Availability of Tender Forms**

**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**

**Terms and Conditions**

- a. The reserve price below which the properties will not be sold is,

Reserve Price	10% EMD	Date and Time of Sale
<b>₹42,00,000/-</b> (Rupees Forty-Two Lakh Only)	<b>₹4,20,000/-</b> (Rupees Four Lakh Twenty Thousand Only)	24 <sup>th</sup> July 2026 at 12:30PM

- b. The intending purchasers shall submit /send to the undersigned their tender quoting the price offered by them in a sealed cover along with a **Demand Draft** favoring The Federal Bank Ltd. payable **at Pune** OR by **RTGS/NEFT** at following bank details as mentioned above, the earnest money equivalent to **10% (EMD)** of the Reserve Price of both the properties concerned, which is refundable if the tender is not accepted.

**RTGS/NEFT Details**

**Name-** The Federal Bank Ltd  
**A/c No-**06080051030001  
**IFSC-** FDRL0000608  
**Branch-** LCRD Pune

- c. Tenders which are not duly sealed and are not accompanied by Demand Draft/RTGS/NEFT Details as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before **4.00 PM** on **23<sup>rd</sup> July 2025**.
- e. The intending purchasers shall be present before the undersigned at **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** on **24<sup>th</sup> of July 2025 at 12:30 PM** when the tenders will be opened.

- f. After opening the tender, the intending bidders may be given an opportunity at the discretion of the authorized officer to have, inter se bidding among themselves to enhance the price.
- g. The successful bidder shall deposit 25% of the bid amount / sale price inclusive of the 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 property concerned will be re-sold.
- h. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at **Pune**.
- i. **The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee, Property Tax, Society Dues, MSEB Charges etc. as applicable as per Law.**
- j. To the best of knowledge and information of the Authorised Officer, no encumbrance exists over the property. However, the intending bidders should make their own independent inquiries regarding the 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 04<sup>th</sup> July 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 (+91-9309180037)**
- 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 30 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 17<sup>th</sup> of June 2025**

**For, The Federal Bank Ltd,**

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

Property Photos

Shanti Residency

[https://maps.app.goo.gl/98Zh1YZWw7gUxqGy8?g\\_st=am](https://maps.app.goo.gl/98Zh1YZWw7gUxqGy8?g_st=am)

