

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 **13th November 2024** calling upon the borrower(s)

1. **Shri/Smt. Ashok Rajkumar Gupta, S/o Rajkumar Gupta, B 402, The Palladium, SNO 20/2, Kothrud, Opp Big Bazar, Pune, Maharashtra- 411038,**
2. **Shri/Smt. Seema Ashok Gupta, W/o Ashok Rajkumar Gupta, B 402, The Palladium, SNO 20/2, Kothrud, Opp Big Bazar, Pune, Maharashtra- 411038.**

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/Sinhagad Road** within 60 days from the date of receipt of the said notice.

Type of Facility	Outstanding Principal	Rate of Interest	Unpaid Interest	Penal Charges	Other Cost/Charges	Total Dues
Home Invest loan 15107600002097	₹71,19,167/- as on 05-11-2024	@9.40%	₹2,28,205/- as on 05-11-2024	₹0/-	₹30/-	₹73,47,402/- as on 05-11-2024
Federal Personal loan (Asset Guard)-I 15107600002105	₹1,87,922/- as on 30-10-2024	@11.25%	₹0/-	₹0/-	₹0/-	₹1,87,922/- as on 30-10-2024
Federal Personal loan (Asset Guard)-II 15107600002691	₹1,80,146/- as on 30-10-2024	@10.35%	₹4,741/- as on 30-10-2024	₹0/-	₹30/-	₹1,84,917/- as on 30-10-2024
Property Power loan 15107600002683	₹2,20,02,120/- as on 05-11-2024	@10.10%	₹8,76,894/- as on 05-11-2024	₹0/-	₹30/-	₹2,28,79,044/- as on 05-11-2024
Total Dues					₹3,05,99,285/-	

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 **15/03/2025** 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.	Home Invest loan 15107600002683	₹77,60,485/- as on 05/06/2025 together with further interest and costs thereon
2.	Federal Personal loan (Asset Guard)-I 15107600002105	₹1,98,347/- as on 30/05/2025 together with further interest and costs thereon
3.	Federal Personal loan (Asset Guard)-II 15107600002691	₹1,96,464/- as in 01/06/2025 together with further interest and costs thereon
4.	Property Power loan 15107600002683	₹2,42,88,916/- as on 05/06/2025 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

Property 1:

All 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 1st 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.

Property 2:

All that pieces and parcels of the Flat No. 202 admeasuring 37.53 Sq.mt/404 Sq.ft carpet area total saleable area admeasuring 52.58 Sq.mt/566 Sq.ft carpet on 2nd floor along with one car parking 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

Property 3:

All that pieces and parcels of the Flat No. 301 admeasuring 35.30 Sq.mt/380 Sq.ft carpet + attached Terrace admeasuring 6.97 Sq.mt/75 Sq.ft. total saleable area admeasuring 59.18 Sq.mt/637 Sq.ft carpet on 3rd floor along with one car parking No. 5 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

Property 4:

All the pieces and parcel of Office/Unit No. 901, admeasuring 161.56 Sq.mtr., i.e., 1739 Sq.Ft. carpet area along with Adjacent Terrace admeasuring 36.42 Sq.Mtrs. i.e., 392 Sq.Ft. carpet area and Top Terrace admeasuring 165.11 Sq.Mtrs. i.e., 1,777.29 Sq.Mtrs. Carpet and Mechanised Car Parking No. B-63 and B-64 admeasuring 12.5 Sq.Mtrs. i.e., 134.55 Sq.Ft. situated on the 9th Floor of the building known as "Ekaika" constructed on Survey No. 41/2A/2 situated at Village Kharadi, Taluka Haveli, within the local limits of Pune Municipal Corporation and within the jurisdiction of Sub Registration Haveli.

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,

Property	Reserve Price	10% EMD
Property 1	₹42,50,000/- (Rupees Forty-Two Lakh Fifty Thousand Only)	₹4,25,000/- (Rupees Four Lakh Twenty-Five Thousand Only)
Property 2	₹38,50,000/- (Rupees Forty Lakh Only)	₹3,85,000/- (Rupees Three Lakh Eighty Five Thousand Only)
Property 3	₹43,00,000/- (Rupees Forty-Three Lakh only)	₹4,30,000/- (Rupees Four Lakh Thirty Thousand Only)
Property 4	₹2,65,00,000/- (Rupees Two Crore Sixty-Five Lakh Only)	₹26,50,000/- (Rupees Twenty-Six Lakh Fifty Thousand Only)

- 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 **23rd 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 **24th of July 2025 at 11:00 AM** 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, interse 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 04th 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 17th of June 2025

For, The Federal Bank Ltd,

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

Property Photos

Ekaika Society (Commercial), Kharadi

<https://g.co/kgs/QaTRo8h>



Naik Angan (Residential), Balewadi
(3 Flats)

https://maps.app.goo.gl/rFfKKZ3T5vorGnpe7?g_st=com.google.maps.preview.copy

