

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



BBYO/BBYREG/BBYT/SALE NOTICE/ /2024-2025

Date: 04/05/2024

**"SPEED POST/AD"**

**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 02/03/2023 as contemplated under Section 13 (2) of the Act calling upon you the borrowers, **1) M/s Jayshree Gas Services, a partnership firm**, represented by its partners, Mr. Sahil Bhavesh Mehta, & Mr. Naresh Sakharam Patil, at Shop No. 3, New Saphalya CHS Ltd, Sheetal Nagar, Mira Road East, Thane, Maharashtra – 401107, **2) Mr. Naresh Sakharam Patil, Son of Mr. Sakharam Patil** at 178 A, Bazar Road, Pirabandar, Satpati, Palghar, Maharashtra – 401405, **3) Mr. Sahil Bhavesh Mehta, Son of Mr. Bhavesh Mehta**, **4) Mr. Bhavesh Bhadresh Mehta, Son of Mr. Bhadresh Mehta** and **5) Mrs. Mita Bhavesh Mehta, Wife of Mr. Bhavesh Mehta**, at Flat No. 04, 1<sup>st</sup> Floor, Plot No. 8, Khimraj Heights, Andheri Co-op Hsg Society, V P Road, Opp Pankaj Building, Andheri (West), Mumbai - 400058, Maharashtra and also at Flat No. 101 & 102, 1<sup>st</sup> Floor, Khimraj Heights, Plot No.8, Andheri CHSL, Near V.P Road, Andheri (West), Mumbai – 400058, Maharashtra, to repay the amount mentioned in the said notice being Rs. 4,55,45,047.53 (Rupees Four Crores Fifty Five Lakhs Forty Five Thousand Forty Seven and Paise Fifty Three only) together with further interest thereon with monthly rests till payment being the amount due under various credit facilities availed by them from our Branch: Mumbai - Sakinaka within 60 days from the date 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 **22<sup>nd</sup> day of May 2023** 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 **12/06/2024**, the properties 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.5,10,86,185.61 (Rupees Five Crores Ten Lakhs Eighty Six Thousand One Hundred Eighty Five and Paise Sixty One Only) as on **12/06/2024**, along with further interest, charges and cost thereon from **13/06/2024** is due from you under the various loan accounts till realization 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."**

Schedule	Description of Mortgaged Immovable Properties
A.	All that piece and parcel of Residential Flat No. 101, admeasuring 648 sq fts equivalent to 60.22 sq mts carpet area equivalent to 777.6 sq fts Built up area, on the 1 <sup>st</sup> floor, in the new building of the society known as "Andheri Co-operative Housing Society Ltd", situated at V.P. Road, Andheri (West), Mumbai - 400058, Maharashtra. The said building constructed on land bearing Survey No. 69, Hissa No. 1 (Part) Plot No. 8, CTS No 342, 342/1. Revenue Village Andheri, Taluka Andheri, Mumbai Suburban District, within Municipal Corporation of Greater Mumbai, within the limits of Sub Registrar Andheri and bounded as per title deed, on East by Plot No.9 of Andheri Co-operative Housing Society Limited, on the West by Plot No.7 of Andheri Co-operative Housing Society Limited, on the North by 20 feet Municipal Road and on the South by Friends Home Co-operative Housing Society Limited.
B.	All that piece and parcel of Residential Flat No. 102, admeasuring 599 sq fts, equivalent to 55.66 sq mts carpet area equivalent to 718.8 sq fts Built up area, on the 1 <sup>st</sup> floor, in the new building of the society known as "Andheri Co-operative Housing Society Ltd", situated at V.P. Road, Andheri (West), Mumbai – 400058, Maharashtra. The said building constructed on land bearing Survey No. 69, Hissa No. 1 (Part) Plot No. 8, CTS No 342, 342/1. Revenue Village Andheri, Taluka Andheri, Mumbai Suburban District, within Municipal Corporation of Greater Mumbai, within the limits of Sub Registrar Andheri and bounded as per title deed, on East by Plot No.9 of Andheri Co-operative Housing Society Limited, on the West by Plot No.7 of Andheri Co-operative Housing Society Limited, on the North by 20 feet Municipal Road and on the South by Friends Home Co-operative Housing Society Limited.

#### Terms and Conditions

1. The Reserve price below which both the properties in Schedule A & B will not be sold is Rs.3,45,00,000/- (Rupees Three Crores and Forty Five Lakhs Only).
2. The properties will be sold by e-auction through the Bank's approved service provider M/S E-Procurement Technologies Ltd. – Auction Tiger on 12/06/2024 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](mailto:ramprasad@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. A/c No 14030051030001, IFSC Code No. FDRL0001403 as mentioned above for Rs.34,50,000/- (Rupees Thirty Four Lakhs and Fifty Thousand Only), before 3.00 PM on 11/06/2024, being earnest money deposit (EMD) equivalent to 10% of the Reserve Price of the properties, which is refundable if the tender is not accepted.

7. The incremental Bid amount will be in the multiple of Rs. 10,000.00 (Rupees Ten 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 held responsible for any charge, lien and encumbrance, property tax or any other dues etc. to the Govt. or anybody in respect of the property under sale. The Society charges and the other encumbrances, if any should be cleared by the purchaser of the property.
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 18/05/2024 between 2.30 pm and 4.30 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 04<sup>th</sup> day of May 2024 at Mumbai.**

**For The Federal Bank Limited,**

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