

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 **05.02.2018** calling upon the borrower(s) and / or guarantor (s) and / or defaulters **1. Mr. Mahesh Chand Sharma S/o Mr. Jagannath Prasad ,2. Mrs. Madhu Devi, W/o Mr. Mahesh Chand Sharma ,both residing at House No. 138, Gram Sirod, Bansi Pahadpur, Teh. Roopawas, Bharatpur, Rajasthan 321403 and Currently Residing at Bagwati Colony, Near Dev ITI, Bayana, Bharatpur, Rajasthan 321001** to pay the amount mentioned in the notice being

S.NO.	Loan Details	Amount outstanding	As on
1	Federal Housing Loan – A/C No – 13447300005491	Rs. 10,61,486/-	05.01.2018
	Total	Rs. 10,61,486/-	

ie a total of **₹ 10,61,486/- (Rupees Ten Lac Sixty One Thousand Four Hundred Eighty Six Only) Under Federal Housing Loan – A/C No – 13447300005491) along with interest and charges from 05.01.2018 with Jaipur branch of the Bank** availed of by them under the Loan account (s) as mentioned above from our **Br. Jaipur** 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 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 **01.04.2023** by issuing a notice to the borrowers/defaulters and general public and publication thereof in news papers as contemplated under the said Act and Rules.

Whereas since the dues in respect of all the accounts are remaining unpaid 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 **05th October 2023** the property described herein below on " AS IS WHERE IS BASIS " under Rules 8 & 9 of the said Rules for realizing the dues of recovery of **Rs. 19,94,466.00 (Rupees Nineteen Lakhs Ninety Four Thousand Four Hundred & Sixty Six Only) jointly and severally with costs, current and future interest @9.98% p.a. with monthly rests in the loan account, as on 11.09.2023 plus penal interest @2% per annum** and thus the undersigned hereby invites from interested parties the sealed tenders for purchasing the property subject to the terms and conditions mentioned hereunder.

DESCRIPTION OF THE PROPERTY

All that piece and parcel of flat in second floor (Admeasuring 1549.95 sq. ft.) situated in Plot No. E-2, Bank officers campus, E Block, Ramnagar, Sanganer, Jaipur together with undivided proportionate share on 215.55 Sq Yards (180.22 Sq meters) of land and common facilities appurtenant thereto - with all building/(s) existing and/or to be constructed therein bounded on East by Plot No. E-46 & 47, West by Plot No. E-3, North by Other Land, South by Road.

Terms and Conditions

1. The reserve price at which the property will be sold is **Rs.28,00,000/- (Rs. Twenty Eight lacs Only)**
2. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://federalbank.auctiontiger.net>
3. The **Earnest Money Deposit (EMD)** for the schedule property is **Rs.2,80,000/- (Rs. Two Lacs Eighty Thousand only), equivalent to 10% of the Reserve Price of the property** , which is refundable if the tender is not accepted.
4. Bids to be submitted should be above the Reserve Price.
5. The Bid along with EMD and relevant KYC documents shall be submitted ONLINE, latest by **5.00 PM on 04.10.2023 (Wednesday)**. Refer website <https://federalbank.auctiontiger.net> for more details. Any bids submitted beyond the date and time referred above will not be entertained. The tenders offering price below the Reserve Price mentioned above will be rejected summarily.
6. The auction will be conducted online **between 11:00 AM and 04.00 PM on 05.10.2023 with unlimited extension of 5 minutes each**.
7. The auction would commence above the reserve price mentioned above. Bidders shall improve their offers in multiples of **Rs. 25,000/- (Rupees Twenty Five Thousand Only)**.
8. The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password free of cost from **M/s e-Procurement Technologies Pvt. Ltd. (Auctiontiger)**, whereupon they would be allowed to participate in the online e-auction
9. The prospective bidders may avail online training on e-auction from **M/s e-Procurement Technologies Limited - Auction Tiger, Ahmedabad, Helpline No. & email ID : 8000023297/9265562818/9265562821/079-6813 6842/6869 & email – support@auctiontiger.net & ramprasad@auctiontiger.net and Mr. Ram Sharma-8000023297**.
10. All payments shall be made in the form of RTGS/DD to **The Federal Bank Limited Branch Jaipur, Plot No.4, Gopalbari Corner, Hathroi Fort, , Jaipur, Rajasthan, 302001 Phone No.0141-2360925 & 7877182616, Account No. 134470051030003, IFSC Code FDRL0001344**.
11. The Bank / **M/s. Auction Tiger** shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
12. The intending purchasers who wish to inspect the property and / or know further details / conditions may contact **Branch Jaipur, Plot No.4, Gopalbari Corner, Hathroi Fort, , Jaipur, Rajasthan, 302001 Phone No.0141-2360925 & 7877182616 and LCRD,**

**New Delhi Division 2/2, Federal Towers, Upper Ground Floor, West Patel Nagar,
New Delhi-110008, Phone -8132946011 .**

13. Details of the auction sale, terms and conditions etc. are also available in website, [https://www.federalbank.co.in/web/guest/tender notices](https://www.federalbank.co.in/web/guest/tender_notices) and <https://federalbank.auctiontiger.net>
14. The intending purchasers can inspect the properties between 12.00 PM and 4.00PM on any working day except Second and Fourth Saturday upto **04.10.2023**.
15. The successful bidder shall **deposit 25%** of the bid amount / sale price (inclusive of EMD) immediately **on the same day or within 24 hours of sale** on acceptance of his tender/ offer by the Bank and the balance 75% within 15 days in accordance with law, failing which the entire deposit inclusive of EMD remitted shall be forfeited without any notice and the property will be re-sold.
16. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.
17. No encumbrance or charge in respect of the property has come to the notice of the Bank. The Bank will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the property under sale. The encumbrances, if any, should be cleared by the purchaser of the properties.
18. The Authorised officer has the absolute right to accept or reject all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
19. The buyer should satisfy himself/ herself / itself as to the title, extent, ownership, statutory approval etc., in respect of the properties concerned before participating in the auction.
20. The property is put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the 11th day of September, 2023 at New Delhi

For The Federal Bank Ltd.,

(Authorised Officer under SARFAESI Act).