

# LCRD KOLHAPUR DIVISION

751/B, Raviwar Peth, Azad Chowk, Kolhapur 416012

Phone-0231-2668473

Email-kprlcrd@federalbank.co.in

# FEDERAL BANK

YOUR PERFECT BANKING PARTNER

LCRD/KHRL/36/2024-25

## 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,

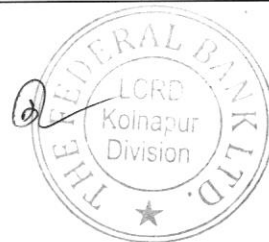
The Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated **01<sup>st</sup> of April 2015** calling upon the borrower(s) **1) Mr. Amol Ramesh Patil** residing at Plot No 11, Ayodhya Colony, Line Bazar, Kasaba Bawada Kolhapur 416006, **2) Mrs. Asmita Amol Patil** residing at Plot No 11, Ayodhya Colony, Line Bazar, Kasaba Bawada Kolhapur 416006 & **3) Mr. Shivaji Maruti Randive** residing at 1557, E ward, Randive Line, Kasaba Bawada, Kolhapur 416006 to pay the amount mentioned in the notice being **₹53,07,939.62 (Rupees Fifty Three Lakhs Seven Thousand Nine Hundred Thirty Nine and Paise Sixty Two Only)** in Loan A/c No 16515500000236 in the name of M/s. Om Infra together with interest thereon @14.60% per annum with monthly rests & **₹1,59,21,098.28 (Rupees One Crore Fifty Nine Lakhs Twenty One Thousand Ninety Eight Paise Twenty Eight Only)** in Loan A/c No 16515500000244 in the name of M/s. Om Motors together with interest thereon @16.10% per annum with monthly rests both from **01/04/2015** till payment being the amount due under the above Loan Accounts availed of by them from our **Br. Gandhinagar** 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 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 **19<sup>th</sup> of April 2022** 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 **9<sup>th</sup> of May 2024** the property described herein below on "AS IS WHERE IS BASIS", "AS IS WHAT IS" AND "WHATEVER THERE IS BASIS" under Rules 8 & 9 of the said Rules for realizing the dues of **₹42,37,621.62 (Rupees Forty Two Lakhs Thirty Seven Thousand Six Hundred & Twenty One Paise Sixty Two Only)** in Loan A/c No 16515500000236 in the name of M/s. Om Infra with interest @12.03% per annum with Monthly rests and **₹2,16,40,545.28 (Rupees Two Crore Sixteen Lakhs Forty Thousand Five Hundred Forty Five Paise Twenty Eight Only)** in Loan A/c No 16515500000244 in the name of M/s. Om Motors with interest @13.53% per annum with Monthly Rest from **18/03/2017** till realization and thus the undersigned hereby invites from interested parties the sealed tenders 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 Mortgaged Immovable Property			
All that piece & parcel of plots of R.S.No.860 Hissa No.2 Ayodhya Colony Kasaba Bavada Near Line Bazar Kolhapur as described below-			
Sr. No	1	2	3
Plot No	Plot No A-1	Plot No A-2	Plot No A-3
Admeasuring (Sq.Ft)	2116.92	1940.46	1634.66
East#	Road	Plot No A-3	Road
West#	R.S No 860/3	Road	Plot No A2
South#	Road	Road	Road
North#	R.S No 860/4	R.S No 860/4	R.S No 860/4
#Bondaries mentioned above are as per layout			
Place of Auction & Availability of Tender Forms	The Federal Bank Ltd, LCRD Kolhapur Division, 751/B, Raviwar Peth, Azad Chowk, Kolhapur 416012		



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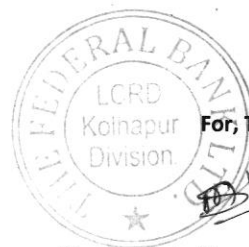
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**Terms and Conditions**

- a. The reserve price below which the property will not be sold is –

Sr. No	1	2	3
Plot No	Plot No A-1	Plot No A-2	Plot No A-3
Reserve price ₹	₹43,95,000/- Rupees Forty Three Lakhs Ninety Five Thousand Only	₹40,40,000/- Rupees Forty Lakhs Forty Thousand Only	₹35,80,000/- Rupees Thirty Five Lakhs Eighty Thousand Only
EMD 10%	₹4,39,500/- Rupees Four Lakhs Thirty Nine Thousand Five Hundred Only	₹4,04,000/- Rupees Four Lakhs Four Thousand Hundred Only	₹3,58,000/- Rupees Three Lakhs Fifty Eight 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 **Kolhapur** as **mentioned above being earnest money** equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- c. Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before **03.00 PM. on 6th of May 2024.**
- e. The intending purchasers shall be present before the undersigned at **The Federal Bank Ltd, LCRD Kolhapur Division, 751/B, Raviwar Peth, Azad Chowk, Kolhapur 416012 on 9th of May 2024 at 12.00 PM** when the tenders will be opened.
- f. After opening the tender, the intending bidders may be given 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 **Kolhapur.**
- i. **The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee, Property Tax, Society transfer fees, Society pending Dues etc. as applicable as per Law/at actual.**
- j. To the best of knowledge and information of the Authorised Officer, there is no encumbrance on 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 to 4.00 PM on 3rd May 2024 with prior appointment.** The intending purchasers who wish to inspect the property and / or know further details / conditions may contact: **The Federal Bank Ltd, Branch- Gandhinagar, Ganesh Talkies, Gandhinagar, Gadmudsingi, Kolhapur, Maharashtra, 416119, Phone No.0231-2611166, Mob-No.9119509955. 9922212380**
- 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 15 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 15th of April 2024.****For, The Federal Bank Ltd,****(Authorised officer under SARFAESI Act)**