

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



BBYO/NBYREG/USR/SALE NOTICE/36/2025-2026

Date: 21/06/2025

SPEED POST with AD

To,

1) Mr. Dilip Haribhau Mandawdhare, Son of Mr. Haribhau Khabuji Mandawdhare,

Address 1: Room No: E/1, Near MNS Office, West Amardeep Colony, Haji Malang Road, Kalyan East, Thane District - 421306, Maharashtra.

Address 2: Flat No: 701, 7th Floor, Building No: 23, Siddhicity Phase – V, Kalyan, Karjat Road, Kharvai Naka, Badlapur (East), Thane - 421503, Maharashtra.

2) Mrs. Vaishali Dilip Mandawdhare, Wife of Mr. Dilip Haribhau Mandawdhare,

Address 1: Room No: E/1, Near MNS Office, West Amardeep Colony, Haji Malang Road, Kalyan East, Thane District - 421306, Maharashtra.

Address 2: Flat No: 701, 7th Floor, Building No: 23, Siddhicity Phase – V, Kalyan, Karjat Road, Kharvai Naka, Badlapur (East), Thane - 421503, Maharashtra.

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 Limited, under the Act, issued a demand notice dated 29/04/2021, calling upon the borrowers and defaulters, **1) Mr. Dilip Haribhau Mandawdhare, Son of Mr. Haribhau Khabuji Mandawdhare and 2) Mrs. Vaishali Dilip Mandawdhare, Wife of Mr. Dilip Haribhau Mandawdhare, both at : Flat No: 701, 7th Floor, Building No: 23, Siddhicity Phase – V, Kalyan Karjat Road, Kharvai Naka, Badlapur (East), Thane - 421503, Maharashtra, also at Room No: E/1, Near MNS Office, West Amardeep Colony, Haji Malang Road, Kalyan East, Thane District - 421306, Maharashtra.**, to repay the amount mentioned in the notice being Rs.12,84,030.50 (Rupees Twelve Lakhs Eighty Four Thousand Thirty and Paisa Fifty Only) together with interest and costs within 60 days from the date of receipt 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 29/04/2025 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 25/07/2025, the property 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.15,02,231.14 (Rupees Fifteen Lakhs Two Thousand Two Hundred Thirty One and Paise Fourteen Only) as on 01/02/2023 (claim amount as per Special Civil Suit filed before Hon'ble Civil Court, Kalyan on 12/03/2023 vide Spl Civil Suit No. 87/2023) together with further interest and cost/other charges thereon is due on you the borrowers named above, with Branch: Ulhasnagar of The Federal Bank Limited 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."

Description of Property

All that piece and parcel of the Residential Flat No: 701, admeasuring 418 Sq. Ft. carpet area, on the 7th Floor, in building No: 23 on site (that is Building No:8 as per plan passed & Commencement Certificate), of the project known as Siddhichity Phase - V, constructed on, lying, being and situated on land bearing Survey No: 84, Hissa No:2/2A, Survey No: 84, Hissa No: 2/2B, Survey No: 84, Hissa No:3, Survey No: 85, Hissa No: 3 and Survey No: 85, Hissa No: 4A of village Kharvai, Taluka Ambernath, Kalyan Karjat Road, Kharvai Naka, Badlapur (East), District Thane, Maharashtra within the limits of Kulgoan Badlapur Municipal Council and within Sub District Registration Ambernath and District Registration Thane and bounded on the East by Open Plot, on the South by Internal Road, on the West by Internal Road, on the North by Building No: 22, (boundaries are mentioned as per valuation report dated 27/03/2021).

Terms and Conditions

1. The Reserve price below which the property will not be sold is Rs.12,40,000/- (Rupees Twelve Lakhs and forty Thousand Only).
2. The property will be sold by e-auction through the Bank's approved service provider M/S E-Procurement Technologies Ltd. – Auction Tiger on 25/07/2025 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 / support@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 14030051030001, IFSC Code No. FDRL0001403 as mentioned above for Rs.1,24,000/- (Rupees One Lakh Twenty Four Thousand Only), before 3.00 PM on 24/07/2025, being earnest money

deposit (EMD) equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is not accepted.

7. The incremental Bid amount will be in the multiple of Rs. 5,000.00 (Rupees Five 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 responsible for any other charge, lien and encumbrance, statutory and government taxes/dues, property tax or any other dues to anyone in respect of the property under sale. The Society/Builder/Developer charges, municipality taxes, electricity bills and the encumbrances, if any, should be cleared and borne by the purchaser of the respective property under sale.
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 07/07/2025 between 2.00 pm and 4.00 pm with prior appointment.
14. For further details regarding other conditions of sale, the intending bidder may contact @ mobile No 91-8828226729 between 11 AM to 4 PM on all working days
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 21st Day of June 2025 at Mumbai.

For The Federal Bank Limited,

Rajeshkumar P
Assistant Vice president
(Authorised Officer under SARFAESI Act)