

LCRD/KHRL/ 44 /2025-26

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 21st of December 2022 calling upon the borrower (s) (1) Shri. Ramesh Veerbhadra Kivate, Near Jyotirling Temple, Kurne Galli, Nadives, Miraj, Sangli, Maharashtra - 416410 (2) Smt. Sandhya Ramesh Kivate, Near Jyotirling Temple, Kurne Galli, Nadives, Miraj, Sangli, Maharashtra - 416410 to pay the amount mentioned in the notice being ₹ 2,17,425.86 (Rupees Two Lakh Seventeen Thousand Four Hundred and Twenty Five, paise Eighty Six only) is due from you jointly and severally as on 13.12.2022 in FHS Loan A/c No 14937300001960 with further interest @ 9.63 % p.a monthly rests with 2% as penal charges till payment being the amount due under the above Loan Accounts availed of by them from our Br. Miraj 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 17th May 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 30th July 2025 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 ₹ 3,08,204.86 (Rupees Three Lakhs Eight Thousand Two Hundred Four, paise Eighty Six only) in FHS Loan A/c No. 14937300001960 as on 13.06.2025 with further interest @ 9.63% p.a with monthly rests along with 2% overdue interest from 13.06.2025 plus costs incurred 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 the piece and parcel of the land measuring 38.2 Sq.mtr. together with building existing and/or to be constructed and all other improvements thereon comprised in City Sy no. 6744/B situated at Kurne Galli, Near Jyotirling Temple, Nadives, Miraj Taluka, Sangli District, Maharashtra State, within the limits of Sangli - Miraj - Kupwad City Municipal Corporation and registration Sub District of Miraj - II, bounded on East by: Property of Shri Chandrashekhhar Kurne, West by: Road, North by: C S No.6744/A and South by: Barbed wire and property of Shri Chandrashekhhar Kurne.



LCRD KOLHAPUR DIVISION

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

Phone-0231-2668473

Email-kprlcrd@federalbank.co.in

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Place of Auction & Availability of Tender Forms	The Federal Bank Ltd, LCRD Kolhapur Division, 751/B, Raviwar Peth, Azad Chowk, Kolhapur 416012
Reserve Price below which property will not	₹ 13,50,000/- (Rupees Thirteen Lakhs Fifty Thousand Only)

Terms and Conditions

- 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 for ₹ 1,35,000/- (Rupees One Lakhs Thirty-Five Thousand Only)** as being earnest money equivalent to 10 % of the Reserve Price of the property concerned, which is refundable if the tender is not accepted.
- Tenders which are not duly sealed and are not accompanied by Demand Draft as afore stated will be summarily rejected.
- The sealed covers containing tender shall reach the undersigned before **04.00 PM. on 28th of July 2025.**
- 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 30th July 2025 at 12.30 PM** when the tenders will be opened.
- After opening the tender, the intending bidders may be given opportunity at the discretion of the authorized officer to have, interse bidding among themselves to enhance the price.
- 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.
- All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at **Kolhapur.**
- 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.**
- 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.
- The tenders offering price below the Reserve Price mentioned above will be rejected.
- 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.
- The intending purchasers can inspect the properties between **11.00 AM to 4.00 PM on 22nd 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 Limited, Br. Miraj, Shripad Apartment, Near Maidan Datta Mandir, Datta Chowk, Miraj, Sangli, Maharashtra, 416 410, Phone No.0233-2223159, Mob-No. 9421006436, 8129984980, 9359254955.**
- The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extend etc. of the property, before participation in the auction.
- This sale will attract the provisions of sec 194-IA of the Income Tax Act.



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- o. 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 24th June, 2025.



For, The Federal Bank Ltd,

CHETAN CHINTAMANI APHALE

DEPUTY VICE PRESIDENT-I AND HEAD LCRD KOLHAPUR DIVISION

(Authorised officer under SARFAESI Act)

For The Federal Bank Limited

Chetan C. Aphale

Deputy Vice President-I & Head

LCRD Kolhapur Division

(Authorised Officer Under SARFAESI Act)