

BGRLCRD/ATN/17S/Sale Notice/

/2025-26

23/06/2025

**SALE NOTICE**  
**(Sale through e-auction only)**

**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 **10/08/2023** calling upon the borrower(s) and / or guarantor (s) and / or defaulters (1) **M/s Snehaprabha Garment Industries**, a partnership firm having registered office at No. 823, Kempwad, Taluk Athani, District Belagavi, Karnataka – 591304 and represented by its partners (a) Uttam Harishchandra Kamble urf Holer, S/o Harishchandra Laxman Kamble, (b) Sagar V Patil, S/o Vasanth Shankar Patil and (c) Shwetali Abhijit Patil, W/o Abhijit Patil (2) **Mr. Uttam Harishchandra Kamble urf Holer**, S/o Harishchandra Laxman Kamble, Shinal, Tangadi, Taluk Athani, District Belagavi, Karnataka – 591303 (3) **Mr. Sagar V Patil**, S/o Vasanth Shankar Patil, Shinal, Tangadi, Taluk Athani, District Belagavi, Karnataka – 591303 (4) **Mrs. Shwetali Abhijit Patil**, W/o Abhijit Patil, No. 56, Patil Oni, Shinal, Taluk Athani, District Belagavi, Karnataka – 591303 to pay the amount mentioned in the notice being (1) ₹ 86,45,897.07 (Rupees Eighty Six Lakh Forty Five Thousand Eight Hundred and Ninety Seven, paise Seven only) as on 02.08.2023 under Term loan (Parameterised) with number 15076900000178 and (2) ₹ 23,00,079.80 (Rupees Twenty Three Lakh and Seventy Nine, paise Eighty only) as on 20.07.2023 under WCTL/GECL loan with number 15076900000210 availed from our Br. Athani together with interest and other charges thereon within 60 days from the date 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 **26/10/2023** 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.

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 **30/07/2025** the property described herein below on “**As is where is**”, “**As is what is**”, and “**Whatever there is**” basis under Rules 8 & 9 of the said Rules for realizing the amount of **Rs. 1,37,81,844.03** due to the Federal Bank (Secured creditor) comprising of (1). **₹ 1,09,25,472.26 (Rupees One crore Nine Lakhs Twenty Five Thousand Four Hundred and Seventy Two, paisa Twenty Six only)** due to the Federal Bank (Secured creditor) as on 23-06-2025 under TL loan Account number 15076900000178 and (2). **₹ 2856371.77 (Rupees Twenty Eight Lakhs Fifty Six Thousand Three Hundred and Seventy One, Paise Seventy Seven only)** due to the Federal Bank (Secured creditor) as on 23-06-2025 under TL loan Account number 15076900000210 with further interest, charges till realization and thus the undersigned hereby invites bids from interested parties for purchasing the property subject to the terms and conditions mentioned hereunder.





### Description of the Immovable Property

Item No.	Particulars of property	Reserve Price below which property will not be sold.	EMD Amount
1.	All that piece and parcel of industrial land having an extent of 28 guntas 12 annas (2909.73 sqmts) along with building thereon with plinth area of 932.59 sqmts (10038 sqft) in BF and GF 1506.78 sqmts (16219 sqft) and/or to be constructed and all other improvements thereon comprised in RS No. 67/1B, GPC No. 823 situated at Kempawad Village, Athani Sugar Factory Road, Athani Taluk, Belgavi District, Karnataka State - 591304 within the registration Sub District of Athani, bounded on East: Road and beyond that RS No. 67/1A, West: Land R.S No.73, North: Land R.S No. 67/1A and South: Land R.S No. 67/1A	Rs. 1,33,00,000/-	Rs.13,30,000/-

### Terms and Conditions

1. Auction sale/bidding would be only through "online electronic bidding" process through the website <https://federalbank.auctiontiger.net>
2. The property will be sold on "As is where is", "As is what is", and "Whatever there is" basis for an amount not below the **reserve price** as mentioned above.
2. Last date for the submission of documents with EMD (Earnest Money Deposit) is **28/07/2025** before 5.00 PM. EMD for the properties is as mentioned above.
4. The date and time of auction is on **30/07/2025** between **11 am – 12.15 pm (IST)**, with unlimited extension of 5 minutes each.
5. The auction would commence at the reserve price as mentioned above. Bidders shall improve their offers in multiples of Rs.25,000/- (Rupees Twenty Five Thousand Only). Any increase in the bid amount over and above the reserve price should be in the multiples of Rs.25,000/-.
6. The intending bidders shall hold a valid e-mail address and register their names at portal and get their user id and password free of cost from M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider whereupon they would be allowed to participate in online e-auction.
7. The prospective bidders may avail online training on e-auction from M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider, Helpline No and email Id - 079- 68136880/68136837 & email – support@auctiontiger.net and Mr. Ram Sharma - 9978591888/9265562821/18 & email – ramprasad@auctiontiger.net.
8. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Bangalore or by way of RTGS., Bank details are: The Federal Bank Ltd, LCRD/Bangalore Division, Account No.17630051030003, IFSC Code FDRL0001763.
9. The Bank M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider, shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.



10. EMD amount shall be adjusted in case of the highest/successful bidder, otherwise refunded within two working days of finalisation of sale. The EMD shall not carry any interest.

11. The intending purchasers who wish to inspect the property and/or for further Details/conditions may contact the undersigned in the below address or Sri Sunil Machakanur, Manager & Branch Head, Br. Athani (Belgaum), Mob: 8073757081. Details of the auction, sale, terms and condition etc are also available in our website <https://www.federalbank.co.in/web/guest/tender-notices>.

12. The intending purchasers can inspect the properties between 2 PM to 4 PM on the 19/07/2025 in consultation with the undersigned.

13. The highest/successful bidder shall deposit 25% of the amount of bid/purchase money adjusting the EMD already paid immediately on acceptance of his tender/offer by the Bank or not later than the next working day and the balance 75% within 15 days or such further time as permitted by the authorised officer in accordance with law, failing which the entire deposit made by him shall be forfeited without any notice and the property concerned will be resold.

14. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law.

15. 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, encumbrances, arrears of property tax, electricity charges, water charges, society charges, maintenance charges or any dues to the Government or anybody in respect of the properties under sale. Such dues if any on the property shall be cleared by the purchaser.

16. The Authorised officer has the absolute right to accept or reject the bid/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.

17. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in the auction.

18. If any of the date mentioned above happen to be holiday/hartal/protest called by any political parties/association/groups which adversely affects the functioning of the Bank/ M/s E Procurement Technologies limited (Auction Tiger) E- Auction service provider, the very next Bank working day may be considered for that event and related events including the date of auction/sale.

19. The property is put for sale subject to the provisions under the above Act/Rules and other prevailing laws.

23/06/2025  
Bangalore



For The Federal Bank Ltd.  
**For THE FEDERAL BANK LTD.**  
**Shrikrishna Sharma K (SP5928)**  
**Assistant Vice President & Branch Head**  
**LCRD/Bangalore Division**  
**(Authorised Officer under SARFAESI Act).**