

SALE NOTICE**NOTICE FOR SALE OF MOVABLE 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 **16th of November 2023** calling upon the borrower(s)

(1) M/S Nikita Hospitality LLP, CTS 917/22, PL 299, Office No.01, Sai Complex, F C Road, Pune, Maharashtra – 411004

(2) Smt. Nikitha Shetty, D/o Jagannath Shetty, D-401, 1 Modi Baug, Ganesh khind Road, Shivaji Nagar-Near Agri Culture College, Pune, Maharashtra – 411016.

to pay the amount mentioned in the notice being **₹15,46,707/- (Rupees Fifteen Lakh Forty-Six Thousand Seven Hundred and Seven only)** as on **15.11.2023** under your FPCL with number **15107400001406** together with interest thereon till payment being the amount due under various Loan Accounts availed by them from our branch **Pune/Sinhagad Road** 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 **15th of July 2024** 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 **24th of September 2024** the property described herein below on "AS IS WHERE IS BASIS" under Rules 8 & 9 of the said Rules for realizing the dues of **₹ 17,06,909/- (Rupees Seventeen Lakh Six Thousand Nine Hundred Nine Only)** as on **15.08.2024** under your FPCL with number **15107400001406** together with further interest, cost and other charges till realization and thus the undersigned being the Authorised Officer of the Bank hereby invites from interested 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 Hypothecated Movable Property

Hypothecation of TOYOTA HILUX High 4x4 AT, having Chassis number MBJBA3CD1063552400422, Engine number – 1GDA624418, 2022 Model, Diesel, P White C Shhine colour, bearing Registration number – MH 12 TU 1300

Place of Auction & Availability of Tender Forms	The Federal Bank Ltd, @LCRD/Pune Division, Pune /Warje Branch, JVA Mall, Shop No 3, Plot B, Wing D, Village Hingane Budruk, Karve Nagar, Warje, Pune, Maharashtra 411052
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Terms and Conditions

- The reserve price below which the property will not be sold is **₹19,00,000/- (Rupees Nineteen Lakh Only)**.
- The intending purchasers shall submit to the undersigned their tender quoting the price offered by them in a sealed cover Either with a **Demand Draft** favouring The Federal Bank Ltd. payable at **Pune** OR by **RTGS/NEFT** for **Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only)** at following bank details 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.

RTGS/NEFT Details

Name- The Federal Bank Ltd
A/c No-06080051030001
IFSC- FDRL0000608
Branch- LCRD Pune

- Tenders which are not duly sealed and are not accompanied by Demand Draft/RTGS/NEFT as afore stated will be summarily rejected.
- The sealed covers containing tender shall reach the undersigned before **4.00 PM** on **23rd of September 2024**.
- The intending purchasers shall be present before the undersigned at **The Federal Bank Ltd, LCRD/Pune Division, @Pune /Warje Branch, JVA Mall, Shop No 3, Plot B, Wing D, Village Hingane Budruk, Karve Nagar, Warje, Pune, Maharashtra 411052** on **24th of September 2024 at 11:00 AM** 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 Pune OR by way of NEFT/RTGS to the above-mentioned account number.
- The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee, Parking yard charges, insurance charges etc. as applicable as per Law if applicable.
- 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, pending insurance charges, govt dues and 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 Authorized 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 and 4.00 PM on 30th of August 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, LCRD/Pune Division, @Pune /Warje Branch, JVA Mall, Shop No 3, Plot B, Wing D, Village Hingane Budruk, Karve Nagar, Warje, Pune, Maharashtra 411052**. For further details you may contact +91-9309180037
- 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 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 23rd of August 2024.

For, The Federal Bank Ltd,

**Associate Vice President & Division Head
(Authorised officer under SARFAESI Act)**