

LCRD New Delhi Division

NDLW/SPL 1067/ /2024

Date :30-09-2024

E- Auction Sale Notice for Sale of Immovable Properties 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)

Ref: Sale Intimation dated 30-08-2024

Whereas,

The Authorized Officer of the Federal Bank Ltd. under the Act issued a demand notice dated 06-12-2021 calling upon the borrower(s) and / or guarantor (s) and / or defaulters.

- 1.Mr Pavan Rathore S/o Mr Ramesh Chandra,
- 2.Mrs Nisha Rathore W/o Mr Pavan Rathore

Both residing at House No.282 K, Bajrang Colony, Behind Petrol Pump District Sehore, Madhya Pradesh-466001

to pay the amount mentioned in the notice being ₹ 9,01,511.47 (Rupees Nine Lac One Thousand Five Hundred Eleven and Paise Forty Seven only) is due as on 01-12-2021 in Housing Loan Account No-22107300000046 together with interest thereon @8.05% per annum with monthly rests plus penal interest @2% per annum from 26-11-2021 in Housing Loan Account No-22107300000046 till the date of payment being the amount due under above mentioned loan accounts availed by you from our Sehore Branch within 60 days from the date of receipt of the said notice.

Whereas since the dues in respect of the said accounts is remaining unpaid, 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 6th November 2024 the properties 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 dues of ₹ 12,23,960/- (Rupees Twelve Lakh Twenty Three Thousand Nine Hundred and Sixty only) as on 05-11-2024 in Housing Loan Account No-22107300000046 along with further interest, cost and other charges till date of realization and thus the undersigned hereby invites from interested parties the sealed tenders/bidding for purchasing the property subject to the terms and conditions mentioned hereunder.

THE FEDERAL BANK LTD

Deputy Vice President

The Federal Bank Ltd. LCRD New Delhi Division, Upper Ground Floor, Federal Towers, 2/2, West Patel Nagar, Opp. Metro Pillar 196, Patel Road, New Delhi-110008, Phone No. 011-40733977, 78, 79 & 80; Email id: ndlcrd@federalbank.co.in

CIN: L65191KL1931PLC000368 website: www.federalbank.co.in

Description of the mortgaged properties/secured assets

Reserve Price :16,00,000/-

All that piece and parcel of property bearing Plot No 581 admeasuring 800 Sq. ft. at Khasara No 127/3,128/1,129/1 to 129/8,137/1 & 2,138/2 ,127/1&2 ,128/2/Kha,127/4/Kha,136,200/140,130/1,133/1 to 133/4,134/1 &2,140,141,139,142, 143 situated at Radheshyam Vihar, Colony Gram Mugispur, PH No 38 ,Tehsil and District :Sehore ,Madhya Pradesh in the name of Mr. Pawan Rathore , together with all building existing or to be constructed bounded on the North by Plot No. 582, South by Plot No. 580, East by Road and West by Plot No. 606 .

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 above the Reserve Price.
3. The **RESERVE PRICE** and the **Earnest Money Deposit (EMD)** for property is mentioned below. The property will be sold above the reserve price.

Reserve Price	EMD
Rs. 16,00,000/-	Rs. 1,60,000 /-

4. The **Earnest Money Deposit (EMD)** for the scheduled property is equivalent to 10% of the Reserve Price of the property, which is refundable if the tender is/are not accepted.
5. The Bid along with EMD and relevant KYC documents shall be submitted ONLINE/ at any Branch of Federal Bank, latest by **5.00 PM on 05-11-2024**. If the bid form is submitted by an incorporated company, the person representing such company shall submit / produce the true copy of resolution / authorization from the company.
6. Refer website <https://federalbank.auctiontiger.net> for more details. Any bids and EMD submitted beyond the date and time referred above will not be entertained. The tenders offering price below the Reserve Price mentioned above will be rejected summarily.
7. The auction will be conducted online on **06-11-2024** from 10.30 AM to 4 PM with unlimited extension of 5 minutes each.
8. The auction would commence above the reserve price mentioned above. Bidders shall improve their offers in multiples of **Rs.25,000/- (Rupees Twenty-Five Thousand Only)** for each scheduled property.
9. The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password free of cost from Bank's approved service provider **M/s E -Procurement Private Limited (Auction Tiger)**, whereupon they would be allowed to participate in the online e-auction.


Deputy Vice President
LCRD Division

10. The prospective bidders may avail online training on e-auction from **M/s E - Procurement Private Limited (Auction Tiger)**, Helpline No:9265562818, 9265562821 / 079-6813 6842 /6869 email ID–support@auctiontiger.net and **Mr. Ram Sharma - 8000023297 & email – ramprasad@auctiontiger.net**
11. All payments shall be made through Demand Draft EFT/NEFT/RTGS to **The Federal Bank Ltd, Br. Sehore, Bank Account No. 22100051030003 , IFSC: FDRL0002210.**
12. The Bank / **M/s E -Procurement Private Limited (Auction Tiger)** shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
13. The intending purchasers who wish to inspect the properties and / or know further details / conditions may contact **Branch Sehore ,Plot No 583,Block No 3,Near Bus Stand ,Chowni Area ,Sehore ,Madya Pradesh-466001 , Mob No: 9982079996, Branch No. – 7206172219 & LCRD Division, New Delhi, Upper Ground Floor, Federal Towers, 2/2, West Patel Nagar, New Delhi-110008, Phone No. 011-40733977, Dealing Officer Mobile No.–9110053706, 7282800790 & 9818646777**
14. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notices>.
15. The intending purchasers can inspect the properties between **12 PM and 4 PM** on any working day **upto 05-11-2024**.
16. The successful bidder of each Schedule property shall deposit 25% of the bid amount / sale price (inclusive of EMD) immediately i.e. on the same day OR not later than next working day, as the case may be, from the culmination of E-auction /bidding on acceptance of the tender/ offer by the Bank and the balance 75% within 15 days or such further time as permitted by the authorized officer in accordance with law, failing which the entire deposit inclusive of EMD remitted shall be forfeited without any notice and the property will be re-sold.
17. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee, NOC charges etc as applicable as per law.
18. No encumbrance or charge in respect of the properties have come to the notice of the Bank. The Bank will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the properties under sale. The encumbrances/ necessary appropriate action to be taken and /or assistance for physical possession shall be cleared/done by the Successful bidder/purchaser of the pertinent properties.
19. The Authorised officer has the absolute right to accept or reject 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.


THE FEDERAL BANK LTD
Deputy Vice President
LCRD Division
Authorised Officer

20. The buyer should satisfy himself/ herself / itself as to the title, extent, ownership, statutory approval etc., in respect of the property concerned before participating in the auction.
21. If any of the dates mentioned above happen to be a holiday/strike/protest called by any political parties/association/ groups which adversely affects the functioning of the Bank / **M/s E -Procurement Private Limited (Auction Tiger)**, the very next Bank working day may be considered for related events including the date of auction/sale.
22. The properties are put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the 30th day of September 2024 at New Delhi

For The Federal Bank Ltd.,

(Authorized Officer under SARFAESI Act)

THE FEDERAL BANK LTD.
Deputy Vice President
LCRD Division
Authorized Officer