

BBYO/NBYREG/BBYI/SALE NOTICE/42/2024-2025

Date: 09/09/2024

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 Limited, under the Act issued a **demand notice dated 27/07/2023** calling upon the borrowers and defaulters **1) Mr. Sooraj Kumar Anand Tayade at F-1, Flat No. 102, Emerald Moraj Residency, Palm Beach Road, Sector-16, Navi Mumbai, Thane, Maharashtra – 400705, 2) M/s S K Facility Services, A sole Proprietary firm of Mr. Sooraj Kumar Anand Tayade, at 6th, Wing-4, Flat No-601, Moraj Residency, Sanpada, Navi Mumbai, Thane, Maharashtra-400705 also at B 301, Ashapura Dham, Plot No. 3, Palm Beach Road, Sector 16, Sanpada, Thane, Maharashtra-400705, 3) Mrs. Vrunda Surajkumar Tayade, Wife of Mr. Sooraj Kumar Anand Tayade, at F-1, Flat No. 102, Emerald Moraj Residency, Palm Beach Road, Sector-16, Navi Mumbai, Thane, Maharashtra – 400705 and 4) Mr. Khan Mustakahmed M, Son of Mohammedharun Khan, at Bangari Sahab Ki Chawl, Bandra Plat Zula Maidan, Jogeshwari East, Mumbai-400060, to repay the amount mentioned in the notice being **₹48,41,513/- (Rupees Forty Eight Lakhs Forty One Thousand Five Hundred and Thirteen 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 03rd day of July 2024**, 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 **15/10/2024**, 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.58,09,654/- (Rupees Fifty Eight Lakhs Nine Thousand Six Hundred and Fifty Four Only) as on 15/10/2024** along with further interest, charges and cost thereon 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 Hypothecated Movable Property

Hypothecation of Bharat Benz 3523R 8X2 6375, WB BSVI, Sleeper Cab, with Arctic White colour, bearing Temporary Registration No. T1022MH4062N, Chassis No. MEC826ECBNP118515, Engine No. 926956D0122189, 2022 Model, Diesel, manufactured by Daimler India Commercial Vehicles Private Limited in the year 2022 and registered with Deputy Regional Transport Office, Vashi, State of Maharashtra.

Terms and Conditions

1. **The Reserve price below which the hypothecated property will not be sold is Rs. 16,20,000/- (Rupees Sixteen Lakhs and Twenty 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 15/10/2024 between 11.30 AM to 4.30 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**
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. A/c No 14030051030001, IFSC Code No. FDRL0001403 as mentioned above for Rs.1,62,000/- (Rupees One Lakh and Sixty Two Thousand Only) for hypothecated vehicle, before 5.00 PM on 14/10/2024, 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 property 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, other than detailed below in this para, 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 and encumbrance, taxes or any other dues etc. to the Govt. or anybody in respect of the movable property under sale. The other encumbrances and charges, if any should be cleared by the purchaser of the property. The said property in e-auction sale is unregistered and original invoice is not available with bank. The cost of registration, Regional Transport Office, statutory dues and taxes shall be borne by the purchaser of the property.
- 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 movable property on 21/09/2024 between 11.30 am and 2.30 pm with prior appointment.**
- 14.For further details regarding other conditions of sale, the intending bidder may contact the undersigned.
- 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 properties.**

Dated this the 09th day of September 2024 at Mumbai.

For The Federal Bank Limited,

**Lecin C
Deputy Vice President - I & Division Head
(Authorised Officer under SARFAESI Act)**