

SALE NOTICE**NOTICE FOR SALE OF MOVABLE OR 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 **19.08.2023** calling upon the borrower(s)

- M/s Ujwal Group**, a partnership firm having its registered office at Funtime, S.No. 30/2A + 2B, Sinhgad Road, Vadgaon Budruk, Pune – 411041 and represented by its partners (a) **Manoj Ranoji Pokale**, S/o Ranoji Babanrao Pokale, S.No.152, Ganesh Nagar, Sinhgad Road, Near Raj Hotel Dhayari- Ganesh Nagar, Vadgaon Budruk, Pune City, Pune, Maharashtra – 411041 and (b) **Sunil Sadashiv Pokale**, S/o Sadash Shankarrao Pokale, Sarve D-14/24/4/2, 1594, 32B, Last Bus Stop, Near Moti Bekry Dhayari, Vadgaon Budruk, Pune City, Pune, Maharashtra - 411041,
- Manoj Ranoji Pokale**, S/o Ranoji Babanrao Pokale, S.No. 152, Ganesh Nagar, Sinhgad Road, Near Raj Hotel Dhayari – Ganesh Nagar, Vadgaon Budruk, Pune City, Pune, Maharashtra – 411041,
- Sunil Sadashiv Pokale**, S/o Sadash Shankarrao Pokale, Sarve D-14/24/4/2, 1594, 32B, Last Bus Stop, Near Moti Bekry Dhayari, Vadgaon Budruk, Pune City, Pune, Maharashtra - 411041
- Manisha Ranjeet Poman (Legal Heir of Co-obligant Late Ranjeet Krushna Poman,)**, W/o Ranjeet Krushanajee Poman, S.No.31, Flat No. 705, Mauli Niwas, Mungle Anna Nagar, Near Ganesh Darshan, Dhankawadi, Pune City, Pune, Maharashtra- 477043,
- Hrithik Ranjeet Poman (Legal Heir of Co-obligant Late Ranjeet Krushna Poman)**, S/o Ranjeet Krushanajee Poman, S.No.31, Flat No.705, Mauli Niwas, Mungle Anna Nagar, Near Ganesh Darshan, Dhankawadi, Pune City, Pune, Maharashtra - 411043,
- Aishwarya Ranjeet Poman, (Legal Heir of Co-obligant Late Ranjeet Krushna Poman)** D/o Ranjeet Krushanajee Poman, S.No.31, Flat No. 705, Mauli Niwas, Mungle Anna Nagar, Near Ganesh Darshan, Dhankawadi, Pune City, Pune, Maharashtra - 411043.
- Sanjog Murlidhar Kale**, S/o Murlidhar Pandurang Kale, Plot No.6, Nandadeep Society, Sinhgad Road, Opp Jagtap Hospital, Hingane Khurd, Anandnagar, Pune, Maharashtra - 411051,
- Sanjay Keraba Chavat**, S/o Keraba Sitaram Chavat, Sinhgad Road, Kirkatwadi, Kolewadi, Khadakwasala, R.S. Pune, Maharashtra - 417024,
- Bhagwant Tabaji Adhav**, S/o Tabaji Gangaram Adhav, 5 Amrutanand Society, Mamasheh Deshpande Path, Nr Pragati Vidyalaya, Anandnagar, Pune, Maharashtra - 411051,
- Sarika Avinash Bhise**, W/o Avinash Bhise, B 7, Parijat Apartment, Sinhgad Road, S.No L83, Dhayari, Wadgaon Bk, Pune, Maharashtra - 471041,,
- Nitin Chandrakant Deokar**, S/o Chandrakant Deokar, S.No. 29, Ramwadi Gaon, Nagar Road, Near Hanuman Mandir, Wadgaonsheri, Dukirkline, Pune, Maharashtra - 411014,
- Dattatray Chandrakant Deokar**, S/o Chandrakant Deokar, S.No. 29, Ramwadi Gaon, Nagar Road, Near Hanuman Mandir, Wadgaonsheri, Dukirkline, Pune, Maharashtra - 411014,
- Sanjay Chandrakant Deokar**, S/o Chandrakant B Deokar, S.No. 29, Ramwadi Gaon, Nagar Road, Near Hanuman Mandir, Wadgaonsheri, Dukirkline, Pune, Maharashtra - 411074,
- Shubham Vijay Chavat**, S/o Vijay Kerba Chavat, Shubham Kirkatwadi, Gain Nananagar, Kahadakwasala, Pune, Maharashtra - 411024

to pay the following amount mentioned in the notice together with interest thereon till payment being the amount due under various Loan Accounts availed by them from our branch Pune/Shivane within 60 days from the date of receipt of the said notice.

SL No	Account Number	Amount Due	Due as on
A	15106900000249	₹ 1,66,47,163.75 with further interest @ 10.25 % per annum, with monthly rests along with 4% overdue interest from 28.07.2023,	18.08.2023
B	15106900000264	₹ 1,24,05,095.91 with further interest @ 10.25 % per annum, with monthly rests along with 4% overdue interest from 28.07.2023,	28.07.2023
C	15106900000256	₹ 96,07,541/- with further interest @ 10.25% per annum, with monthly rests along with 4% overdue interest from 28.07.2023,	28.07.2023
D	15106900000520	₹ 40,04,717/- with further interest @ 9.25 % per annum, with monthly rests along with 4% overdue interest from 09-08-2023,	09.08.2023
E	15106900001338	₹ 86,55,134.35 with further interest @ 9.25% per annum, with monthly rests along with 4% overdue interest from 13.08.2023	13.08.2023

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 **01st of August 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 **27th 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:

SL No	Account Number	Amount Due	Due as on
A	15106900000249	₹ 1,47,73,993/- together with further interest and cost thereon	31.08.2024
B	15106900000264	₹1,06,89,190.91 together with further interest and cost thereon	31.08.2024
C	15106900000256	₹82,49,562/- together with further interest and cost thereon	31.08.2024
D	15106900000520	₹12,38,320/- together with further interest and cost thereon	09.09.2024
E	15106900001338	₹ 81,21,633.49 together with further interest and cost thereon	31.08.2024

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 Mortgage Property

All that piece and parcel of the property bearing of Funtime Multiplex Theatre, 3rd + 4th adm.604 Sq.mtrs and 5th Floor adm.62 Sq.mtrs (complete) constructed on S.No.30/2A and 30/2B total area 2835 Sq.Mtr and as per sanctioned plan of PMC area of building B admeasuring 1500 Sq.Mtr at Wadgaon Buk Tal- Haveli District, Pune within the limits of Pune Municipal Corporation and for the purpose of Registration within the limits of Sub-Registrar Haveli Pune Property + along with Construction bounded as under and the same is bounded as under,
On or towards East: By Suvarna Nagari Society, On or towards West: By Pune Sinhagad Road,
On or towards South: By Canal Road and On or towards North: By Kudale Patil Tower.

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
Date of Sale	27 th September 2024

Dated this the 11th of September 2024

For, The Federal Bank Ltd,

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

Terms and Conditions

- a. The reserve price below which the property will not be sold is,

Reserve Price	EMD (10%)	Date and Time of Sale
₹5,58,00,000/- (Rupees Five Crore Fifty-Eight Lakh Only)	₹55,80,000/- (Rupees Fifty Five Lakh Eighty Thousand Only)	27 th September 2024 at 11:30 AM

- b. 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 **Pune** OR by **RTGS/NEFT** 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

- c. Tenders which are not duly sealed and are not accompanied by Demand Draft/RTGS/NEFT details as afore stated will be summarily rejected.
- d. The sealed covers containing tender shall reach the undersigned before **4.00 PM** on **26th September 2024**.
- e. 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 **27th September 2024 at 11.30 AM** when the tenders will be opened.
- f. After opening the tender, the intending bidders may be given an opportunity at the discretion of the authorized officer to have, interse bidding among themselves to enhance the price.
- g. 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.
- h. All payments shall be made by way of Demand Draft drawn in favor of The Federal Bank Ltd. payable at **Pune**.
- i. **The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee, Property Tax, Society Dues, MSEB Charges etc. as applicable as per Law.**
- j. To the best of knowledge and information of the Authorised Officer, no encumbrance exist over 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.
- 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 21st September 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 at +91-9309180037, +91-9421549524**
- 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 15 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 11th September 2024

For, The Federal Bank Ltd,

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

Property Image



