

BBYO/Aegis /

/2024-25

Date: 16/11/2024

**SPEED POST/AD**

- 1) M/s Aegis Infrsolutions Pvt Ltd, Shop No 15, C-Wing, Plot No 6, Shah Complex -1, Palm Beach Road, Sector -13, Sanpada, Navi Mumbai, Maharashtra – 400705,
- 2) Shri. Anand Prakash Sharma, S/o Shatrughan Indradeo Sharma, Flat No 605, Shah Complex-IV, Plot No 10, Sector -14, Sanpada, Navi Mumbai, Thane, Maharashtra – 400705,
- 3) Smt. Urmila Sharma, W/o Anand Prakash Sharma, Flat No 605, Shah Complex-IV, Plot No 10, Sector -14, Sanpada, Navi Mumbai, Thane, Maharashtra – 400705,
- 4) Shri. Shatrughan Vishnu Sharma, S/o Vishnu Butan Sharma, Himgiri Co-Op Housing Society, B-26, Room No. 1/1, Sector 3, Sanpada, Navi Mumbai, Thane, Maharashtra – 400705,
- 5) Smt. Savita Shatrughan Sharma @ Savita Shatrudhan Sharma, W/o Shatrughan Vishnu Sharma, Himgiri Co-Op Housing Society, B-26, Room No. 1/1, Sector 3, Sanpada, Navi Mumbai, Thane, Maharashtra – 400705.

**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 02/02/2024 calling upon the following borrowers and defaulters (1) M/s Aegis Infrsolutions Pvt Ltd, Shop No 15, C-Wing, Plot No 6, Shah Complex -1, Palm Beach Road, Sector -13, Sanpada, Navi Mumbai, Maharashtra – 400705, (2) Shri. Anand Prakash Sharma, S/o Shatrughan Indradeo Sharma, Flat No 605, Shah Complex-IV, Plot No 10, Sector -14, Sanpada, Navi Mumbai, Thane, Maharashtra – 400705, (3) Smt. Urmila Sharma, W/o Anand Prakash Sharma, Flat No 605, Shah Complex-IV, Plot No 10, Sector -14, Sanpada, Navi Mumbai, Thane, Maharashtra – 400705, (4) Shri. Shatrughan Vishnu Sharma, S/o Vishnu Butan Sharma, Himgiri Co-Op Housing Society, B-26, Room No. 1/1, Sector 3, Sanpada, Navi Mumbai, Thane, Maharashtra – 400705, (5) Smt. Savita Shatrughan Sharma @ Savita Shatrudhan Sharma, W/o Shatrughan Vishnu Sharma, Himgiri Co-Op Housing Society, B-26, Room No. 1/1, Sector 3, Sanpada, Navi Mumbai, Thane, Maharashtra – 400705 to repay the aggregate amount of Rs. 14,77,22,298.05 ( Rupees Fourteen Crores Seventy Seven Lakh Twenty Two Thousand Two Hundred and Ninety Eight and paise Five Only) within 60 days from the date 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 Ltd. 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 21/09/2024 by issuing a notice to the borrowers and general public and publication thereof in newspapers as contemplated under the said Act and Rules and in compliance of the order in Case No. 5935/2024 of Hon'ble Chief Judicial Magistrate Court/Vadodara.

The undersigned hereby give notice to the borrowers/defaulters and general public that the Bank has decided to sell on **27/12/2024**, the properties described herein below on **'AS IS WHERE IS & WHATEVER THERE IS BASIS'** under **Rules 8 & 9** of the said Rules for realizing the dues of **(1) Rs. Rs.1,02,90,813.46** as on 27/12/2024 in the Cash Credit (CC) limit (Account No: 13935500002177), **(2) Rs. 89,11,316.89** as on 27/12/2024 in the GECL: Term Loan (Account No: 13936900000811) **(3) Rs. 8,75,09,376/-** as on 27/12/2024 in the WCTL One Time Restructuring of MSME Advances (Account

No. 13936900001207) **(4)** Rs. 66,61,879/- as on 27/12/2024 in the GECL loan - II (Account No. 13936900001215) **(5)** Rs. 3,87,390/- as on 27/12/2024 in the Term loan-SME Care (Account No. 13936900001009) **(6)** Rs. 4,13,83,423.16 as on 27/12/2024 in the Federal Home Invest (for corporates) loan (Account No. 13937600005696) **(7)** Rs. 1,30,20,052/- as on 27/12/2024 in the Home Plus Top Equity loan (Account No. 13937600005704) together with further interest, costs and expenses thereon till realization and thus the undersigned hereby invites tenders from interested parties for purchasing the property subject to the terms and conditions mentioned hereunder.

Bank also reserves its right to proceed under SARFAESI Act against the security properties mentioned above for the recovery of any amount become due in the event of Bank paying any further amount in future under the outstanding Bank Guarantee limit and/ or any other future contingent liabilities

**“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 Properties**

Sl. No	Details of Properties	Reserve Price	EMD
<b>1</b>	All the piece and parcel of the <b>Shop No. FF/1, 1<sup>st</sup></b> Floor, 18.69 sq mtr build up area known as INDRAPRASTH, Village – Jambuva Vadodara, on the land bearing R S No. 428/1 and bounded as on East: OTS then Tower-A, West: OTS after adj common passage, North: OTS and South: Adj Shop no. FF/2.	<b>₹ 12,00,000</b>	<b>₹ 1,20,000</b>
<b>2</b>	All the piece and parcel of the <b>Shop No. FF/2, 1<sup>st</sup></b> Floor, 18.35 sq. mtr build up area known as INDRAPRASTH, Village – Jambuva Vadodara, on the land bearing R S No. 428/1 and bounded as on East: OTS then Tower-A, West: OTS after adj common passage, North: Shop No. FF/1 and South: Adj Shop no. FF/3.	<b>₹ 11,85,000</b>	<b>₹ 1,18,500</b>
<b>3</b>	All the piece and parcel of the <b>Shop No. FF/3, 1<sup>st</sup></b> Floor, 18.35 sq. mtr build up area known as INDRAPRASTH, Village – Jambuva Vadodara, on the land bearing R S No. 428/1 and bounded as on East: OTS then Tower-A, West: OTS after adj common passage, North: Shop No. FF/2 and South: Adj Shop no. FF/4.	<b>₹ 11,85,000</b>	<b>₹ 1,18,500</b>
<b>4</b>	All the piece and parcel of the <b>Shop No. FF/4, 1<sup>st</sup></b> Floor, 18.69 sq. mtr build up area known as INDRAPRASTH, Village – Jambuva Vadodara, on the land bearing R S No. 428/1 and bounded as on East: OTS then Tower-A, West: OTS after adj common passage, North: Shop No. FF/3 and South: OTS	<b>₹ 12,00,000</b>	<b>₹ 1,20,000</b>
<b>5</b>	All the piece and parcel of the <b>Shop No. FF/11, 1<sup>st</sup></b> Floor, 15.98 sq. mtr build up area known as Lakshmi	<b>₹ 12,90,000</b>	<b>₹ 1,29,000</b>

	Villa, Village – Jambuva Vadodara, on the land bearing R S No. 411 and bounded on East: Adj common passage, West: OTS, North: Shop No. FF/12 and South: Shop No. FF/10.		
6	All the piece and parcel of the <b>Shop No. FF/12</b> , 1 <sup>st</sup> Floor, 16.79 sq. mtr build up area known as Lakshmi Villa, Village – Jambuva Vadodara, on the land bearing R S No. 411 and bounded on East: Adj common passage, West: OTS, North: Portion of common staircase and South: Shop no. FF/11.	₹ 13,50,000	₹ 1,35,000

### **Terms and Conditions**

1. The Reserve price below which the properties will not be sold are mentioned as above. The properties mentioned above will also be sold separately.
2. The properties will be sold by e-auction through the Bank's approved service provider M/S E-Procurement Technologies Ltd. – Auction Tiger on **27/12/2024** between 11 AM to 1 PM under the supervision of the Authorised officer of the Federal Bank.
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>
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. Ram Sharma - 800023297 & email – [ramprasad@auctiontiger.net](mailto:ramprasad@auctiontiger.net) / [support@auctiontiger.net](mailto:support@auctiontiger.net)**
5. Bids in the prescribed formats given in the Tender Document shall be submitted “online” through the portal **<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, before 5 PM on 26/12/2024**, 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. 10,000/- (Rupees Ten 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 properties 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 Ltd. payable at Mumbai.**
9. The successful bidders shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee, society charges etc. as applicable as per law.
10. 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 and encumbrance, property tax or any other dues etc. to the Govt. or anybody in respect of the property under sale. The statutory/society charges and the other encumbrances, if any, shall be cleared 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 property on 20/12/2024 between 3 pm and 5 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 may treat this as notice of thirty days as stipulated in Rule 8(6) of the said Rules and pay the secured debt in full to avoid sale of the property.

Dated this the 16<sup>th</sup> day of November 2024 at Mumbai.

For The Federal Bank Ltd

Deputy Vice President & Division Head  
(Authorised Officer under SARFAESI Act)