

**NOTICE OF SALE THROUGH PRIVATE TREATY**

**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).**

Notice is hereby given to the public in general and in particular to the Borrower(s) and Guarantor(s) that the below described immovable property mortgaged/charged to the Federal Bank Ltd (Secured Creditor), the possession of which has been taken by the Authorised Officer of The Federal Bank Ltd (Secured Creditor), will be sold on "AS IS WHERE IS", "AS IS WHAT IS", "WHATEVER THERE IS" and "WITHOUT RECOURSE BASIS" on **24.02.2025** for recovery of aggregate amount of ₹45,63,402.02/- (Rupees Forty Five Lakhs Sixty Three Thousand Four Hundred Two and Paise Two only) being the amount due under Federal Housing Loan A/c No. 18265200000627 as on 30.09.2024 (interest applied upto 30.09.2024) together with future interest @ 6.50% per annum with monthly rests along with overdue/penal charges from 01.10.2024 till the date of realization plus costs/charges to The Federal Bank Ltd, Hyderabad Malakpet Branch from borrower Mr. Vikas Parmar, S/o Lt Ramesh Singh Parmar, H No. 7-49, Subhash Nagar, Quthubullapur, IDA, Jeedimetla, Hyderabad, Telangana – 500055, Also at: 99B Green Apartment, G and JU Block, Pitampura, Delhi – 110034,.

**DESCRIPTION OF THE MORTGAGED IMMOVABLE PROPERTYIES**

All that residential flat bearing No 511 in the fifth floor of Maruthi Sun city having built up area of 1676 Sq. ft (including common areas) along with car parking admeasuring 100 sq. ft and along with undivided share of land admeasuring 60 sq. yds (including car parking UDS) from out of 80 % undivided share of land admeasuring 8421.6 sq. yds and all other improvements thereon on Plot No. 57 in Sy. No's 316/AA, 317, 318, 319 and 320/AA situated at Block No 7, Subash Nagar, Jeedimetla village, Quthbullapur Mandal, R.R District, Telangana State -500090 within the registration Sub District of Balanagar, bounded on East by: Corridor, West by: open to sky, North by: Flat No 509 and South by: Flat No 513. (*Location map co-ordinates: 17.513409, 78.465084for reference only*).

**Terms and Conditions**

- 1. The Reserve Price below which the property will not be sold is Rs.47,00,000/- (Rupees Forty Seven Lakhs Only) and the EMD amount is Rs.4,70,000/- (Rupees Four Lakhs Seventy Thousand Only).**
2. Sale through Private Treaty will be on "AS IS WHERE IS" and "AS IS WHAT IS" and "WHATEVER THERE IS" and "WITHOUT RECOURSE" basis.
3. The intending purchasers shall submit /send applications to the undersigned at his office at The Federal Bank Ltd, Branch Hyderabad Division, H. No. 8-3-903/10, Plot No. 20, 4<sup>th</sup> Floor, GVR Legend, Nagarjuna Nagar Colony, Yella Reddy Guda, Hyderabad-500073, Email: [hydlcrd@federalbank.co.in](mailto:hydlcrd@federalbank.co.in) with their tender, quoting the price offered by them in a sealed cover along with KYC Details (PAN & AADHAR) and Demand Draft/RTGS details favoring The Federal Bank Ltd. payable at Hyderabad (RTGS details: The Federal Bank Ltd, Br. LCRD Hyderabad Division, Account No. 06012200000015 IFSC Code FDRL0000601.)

4. Sealed applications with 10 % EMD (Earnest Money Deposit) shall be submitted on or before 24.02.2025 before 12:00 Noon. Applications without EMD as afore stated will be summarily rejected.
5. The application with highest offer will be declared as successful applicant and he/she has to deposit 25% of sale consideration on the same day or latest by next working day, the balance 75% within 15days, failing which the entire deposit made by him/her shall be forfeited without any notice and the property concerned will be re-sold.
6. EMD amount shall be adjusted in case of the highest/successful applicant. In the event of non-acceptance of offer of purchase by the bank; EMD will be refunded without any interest.
7. 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, title of property put on auction/sale and claims/rights/dues/affecting the property prior to submitting their bid. The auction/sale advertisement does not constitute and will not be deemed to constitute any commitment or any representation of the Bank.
8. The private treaty 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.
9. The purchaser shall not be entitled to make any claim against the Authorized Officer/Secured Creditor in this regard later.
10. The interested parties may contact the Authorized Officer for further information/clarifications and for submitting their application.
11. In the event of receipt of more than one application, Bank will accept the application with the highest offer. If the highest applicant fails to deposit the remaining amount in terms of clause 5 above, then the Bank may request & accept the second higher offer.
12. The Authorised officer has absolute right to accept or reject the application/all or any application including the highest application or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
13. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate will be issued in the name of the successful applicant only.
14. It shall be the responsibility of the interested bidders to inspect and satisfy themselves about the property before submission of the bid. The intending purchasers can inspect the property on 15.02.2025 between 02:00 PM & 05:00 PM and the intending purchasers who wish to inspect the property and/or for further Details/conditions may contact LCRD/Hyderabad Division (8951644789, 9550412226;)
15. All the payments shall be made in the form of DD drawn in favour of The Federal Bank Ltd, payable at Hyderabad or by way of RTGS, Bank details are: The Federal Bank Ltd, LCRD Hyderabad Division, Account Number 06012200000015, IFSC Code FDRL0000601.
16. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee etc as applicable as per law. The buyer should satisfy himself/herself/itself as to the title, ownership, statutory approvals, extent etc of the properties before participation in sale through private treaty. The buyer shall bear dues payable to association/maintenance dues, electricity dues, property tax etc to any statutory bodies.
17. The Physical possession of the property shall be handed over to the Successful bidder only after completion of all the legal formalities. The Bank shall neither be responsible for any delay in this regard nor liable for payment of any interest on the deposited amount.
18. The sale certificate shall be issued after receipt of entire sale consideration and confirmation of sale by secured creditor. The sale certificate shall be issued in the name of the successful bidder/applicant. No request for change of name in the sale certificate other than the person who submitted the bid/participated in sale through private treaty will be entertained.

19. The Stamp Duty, Registration Charges, etc. as per relevant laws for the sale certificate shall be borne by the successful bidder/applicant. The Sale Certificate will not be issued pendency of any stay by the DRT/DRAT against the Bank/issuance of Sale Certificate. The deposit made by the successful bidder, pending execution of Sale Certificate, will be kept in non-interest-bearing account. No request for return of deposit either in part or full/cancellation of sale will be entertained.
20. This sale will attract the provisions of sec 194-IA of the income Tax Act.
21. The borrowers/guarantors named above may treat this as statutory notice 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.

**For The Federal Bank Ltd.**

**Dated this the 04<sup>th</sup> day of February 2025 at Hyderabad**

**(Authorised Officer under SARFAESI Act).**