

AHDL/FS72/SRTB/186573-1515/SNF/ /2024-2025

SALE NOTICE

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 Federal Bank Ltd (hereinafter referred to as 'the Bank') through its Authorized Officer under the Act issued a demand notice dated 29/12/2022 calling upon the borrowers namely (1) **Mr. Biren Govindlal Shah**, and co-obligants (2) **Mrs. Deepa Biren Shah, both residing at 202, Swastik Heights, Panas Canal Road, Near Dahiba Park, City Light, Surat, Gujarat – 395007 // Block No. 133, House No. 66, Plot No. 66, 66/A, 66/B, 66/C and 66/D, Avadh Kimbri-1, Palsana Taluka, Surat District, Gujarat – 394315**, to repay the amount mentioned in the said notice being **Rs. 2,14,22,549.17 (Rupees Two Crore Fourteen Lakh Twenty Two Thousand Five Hundred and Forty Nine, paise Seventeen only)** together with interest, costs and other charges within 60 days from the date of the said notice.

Whereas the Borrower(s)/guarantor(s) having failed to repay the amount within the stipulated time, the undersigned on behalf of The Federal Bank Ltd. has taken possession of the properties 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 **03/09/2023** by issuing a notice to the borrowers / guarantors / defaulters and general public and publication thereof in news papers as contemplated under the said Act and Rules.

The undersigned hereby gives notice to the borrower(s) and/or guarantor(s) and/or defaulters and general public that the Bank has decided to sell on **13/03/2025** the properties 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 realising an amount of **Rs. 2,79,94,390/- (Rupees Two Crore Seventy Nine Lakh Ninety Four Thousand Three Hundred Ninety Only)** as on **13/03/2025** due from you as per the claim filed in O.A. before Hon'ble DRT II, Ahmedabad vide O.A. no. 558 of 2024 together with further interest and costs/other charges and thus the undersigned hereby invites from interested parties sealed tenders for purchasing the properties 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 the Property

All the piece and parcel of the land bearing consolidated new Block No. 133, House No. 66 on site i.e., Plot No. 66, 66/A, 66/B, 66/C and 66/D as per approved plan of Avadh Kimbri-1 admeasuring 527.60 Sq. Mts. together with building existing and/or to be constructed and all other improvements thereon comprised in Block No's. 133, 134/A, 135, 152, 153, 154 and 155 (155+156+161) of Palsana Village, Palsana Taluka, Surat District, Gujarat State within the registration Sub District of Palsana and along with common usage rights of common amenities and all adjoining internal and external rights thereto, bounded on East : House No. 67 and 68, West : Road of Society, North : House No. 65 and South : Road of Society.

Terms and Conditions

1. **The Reserve price below which the property will not be sold for is Rs. 1,33,65,000.00 (Rupees One Crore Thirty Three Lakh Sixty Fifty 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 13-03-2025 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> and Surat/Varacha branch of the bank.
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 - 8000023297 & email – 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 intending purchasers shall remit the EMD through NEFT/RTGS to The Federal Bank Ltd. Account No. 18650051030001, IFSC Code No. FDRL0001865, or DD drawn in favour of The Federal Bank Ltd, payable at Ahmedabad, for Rs. 13,36,500/- (Rupees Thirteen Lakh Thirty Six Thousand Five Hundred Only), before 4:00pm on 12/03/2025, 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. 10,000.00 for each property. 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. The Authorized officer reserves his right to modify the terms and conditions of payment.
9. The tenders offering price below the Reserve Price mentioned above will be rejected.
10. **All other payments shall be made in the form NEFT/RTGS as mentioned above or Cheque/DD drawn in favour of The Federal Bank Ltd. payable at Ahmedabad.**
11. The successful bidders shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per law.
12. Borrower has executed a sale deed no. 754 dated 21/01/2021 in the name of third party, after creating registered mortgage in favour 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 society charges and the other encumbrances, if any should be cleared by the purchaser of the property.
13. 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.
14. 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.

15. **The intending purchasers can inspect the property on 03/03/2025 between 3 pm and 5 pm with prior appointment.**
16. If any of the dates mentioned above happens to be a Bank holiday the very next Bank working day will be reckoned for that particular event and the next event/events will automatically get adjourned to the next Bank working day.
17. For the further details regarding other conditions of sale, the intending bidder may contact the undersigned.
18. 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 properties.

Dated this the 18th day of February 2025 at Ahmedabad.

For, The Federal Bank Ltd,

**Shailendra Kumar Pandey
Associate Vice President and Branch Head
Loan Collection & Recovery Department/
Ahmedabad Division
(Authorized Officer under SARFAESI Act)**