

**Loan Collection & Recovery Department -Mumbai  
Division**



**BBYO/NBYREG/MUMA/SALE NOTICE/136/2025-2026**

**Date: 08/12/2025**

**SPEED POST with AD**  
**"Without Prejudice"**

To,

- 1) Mr. Salil Vijay Pitkar, Son of Mr. Vijay Pitkar alias Vijay Chintaman Pitkar,**  
Address 1: Flat No. A-204, Neel Vardhaman CHS Ltd, Plot No. 46, Sector 05, New Panvel,  
District Raigad, Maharashtra – 410206  
Address 2: Flat No. 1760, 17<sup>th</sup> Floor, D – Wing, Platina Building Casabella Gold,  
Kalyan Shill Road Dombivali, East Thane, Maharashtra – 421204.  
Address 3: Bungalow bearing Villa No. C – 68, Dominia Tata Prive Old Khandala Road, Lonavala,  
Pune, Maharashtra – 410401.
- 2) Mrs. Shreya Salil Pitkar alias Pitkar Shreya Salil, Wife of Mr. Salil Vijay Pitkar,**  
Address 1: Flat No. A-204, Neel Vardhaman CHS Ltd, Plot No. 46, Sector 05,  
New Panvel, Raigad, Maharashtra – 410206  
Address 2: Flat No. 1760, 17<sup>th</sup> Floor, D – Wing, Platina Building Casabella Gold,  
Kalyan Shill Road Dombivali, East Thane, Maharashtra – 421204.  
Address 3: Bungalow bearing Villa No. C – 68 Dominia Tata Prive Old Khandala Road,  
Lonavala, Pune, Maharashtra – 410401.

**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 Authorized Officer of the Federal Bank Limited, under the Act, issued a demand notice dated **14/03/2023**, calling upon the borrowers and defaulters, **1) Mr. Salil Vijay Pitkar, Son of Mr. Vijay Pitkar alias Vijay Chintaman Pitkar and 2) Mrs. Shreya Salil Pitkar alias Pitkar Shreya Salil, Wife of Mr. Salil Vijay Pitkar both at** Flat No. A-204, Neel Vardhaman CHS Ltd, Plot No. 46, Sector 05, New Panvel, District Raigad, Maharashtra – 410206, also at Flat No. 1760, 17<sup>th</sup> Floor, D – Wing, Platina Building Casabella Gold, Kalyan Shill Road Dombivali, East Thane, Maharashtra – 421204, also at Bungalow bearing Villa No. C – 68, Dominia Tata Prive Old Khandala Road, Lonavala, Pune, Maharashtra – 410401, **to repay the amount mentioned in the notice being Rs.5,52,21,490.94 (Rupees Five Crores Fifty Two Lakhs Twenty One Thousand Four Hundred Ninety and Paise Ninety Four 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 **19<sup>th</sup> Day of August 2025** 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 14/01/2026, 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.6,43,94,048.94 (Rupees Six Crores Forty Three Lakhs Ninety Four Thousand Forty Eight and Paise Ninety Four Only) as on 11/09/2024 (claim amount as per Original Application filed before Hon'ble Debts Recovery Tribunal – 3, Mumbai, O.A No.1496 of 2024) together with further interest and cost/other charges thereon due from the borrowers under respective loan accounts in the name of borrowers/defaulters, with Branch: Louiswadi of The Federal Bank Limited 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 Property**

All the piece and parcel of the Villa No. C-68 "Dominia" carpet admeasuring 191 Sq. Mtrs (C-26 as per the occupancy certificate dated 01-08-2014) consisting of Ground + 1<sup>st</sup> Floor in complex known as "PRIVE" existing and/or to be constructed and all other improvements thereon comprised in S Nos. 147-A, 147-B, 148, 148A, 149B, 149C, 155B, 315, 316, 317, CTS Nos. 163, 160, 160/1 to 160/4, 161,156,162, 155, 164, 166, 158, 157, 159 of Kala Tumba Village, Mouje Lonavala, Taluk Maval, Pune District, Maharashtra State within the registration Sub District of Maval, within the Revenue limits of Tehsil Maval, within the limits of Lonavala Municipality, comprising of various plots with proportionate share in common open spaces, garden areas and roads in the land bearing entry No. 216, Lonavala Municipal Council No. H-ward, House No. 56 presently No. 67, building commonly bounded on East: Villa No. C-69, West: Villa No. C-67, North: Internal Road and South: Adjacent Villa

### **Terms and Conditions**

1. The Reserve price below which the property will not be sold is Rs.2,91,10,000/- (Rupees Two Crores Ninety One Lakhs and Ten 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 14/01/2026 between 11.30 AM to 1.30 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](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](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 14030051030001, IFSC Code No. FDRL0001403 as mentioned above for Rs.29,11,000/- (Rupees Twenty Nine Lakhs and Eleven Thousand Only), before 3.00 PM on 13/01/2026, 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 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 Limited, payable at Mumbai.
9. The successful bidder shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per law.
10. The outstanding dues payable to the society as on 25/08/2025, as per the letter dated 25/08/2025 issued by Prive Hillside Residences Khandala CHSL is around Rs.22,09,662.16 (Rupees Twenty Two Lakhs Nine Thousand Six Hundred Sixty Two and Paise Sixteen Only). No other encumbrances in respect of the property has come to the best of knowledge and information of the Bank. The bank will not be responsible for any other charge, lien and encumbrance, statutory and government taxes/dues, property tax or any other dues payable to anyone in respect of the property under sale. The Society/Builder/Developer charges, municipality taxes, electricity bills and the encumbrances, if any, should be cleared and borne by the purchaser of the respective property under sale.
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 26/12/2025 between 11.30 am to 1.30 pm with prior appointment.
14. For further details regarding other conditions of sale, the intending bidder may contact the undersigned at 91-8828226729 between 11.00 am to 4.00 pm on all working days.
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 property.

**Dated this the 08<sup>th</sup> day of December 2025 at Mumbai.**

**For The Federal Bank Limited,**

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