

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



**BBYO/BBYREG/BBYU/SALE NOTICE/124/2025-2026**

**Date: 20/11/2025**

**SPEED POST with AD**

To,

**1) M/s Vajra Gold Private Limited,**

Address: Room No.18, 5/7, First Floor, Khanderaowadi Dadi Seth Agiary Lane, Kalbadevi Road, Mumbai, Maharashtra – 400002.

**2) Mr. Dhrumil Ganna, Son of Mr. Prakashchanadra Ganna,**

Address: 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhatti Station, Mumbai, Maharashtra, 400022.

**3) Mr. Shomil P Ganna, Son of Mr. Prakashchanadra Ganna,**

Address 1: Room No. 104/10 Vrindavan Society, Amber Building Opp. Chunabhatti Station, Sion, Mumbai, Maharashtra – 400022.

Address 2: 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhatti Station, Mumbai, Maharashtra – 400022.

**4) Mr. Prakash S Ganna, Son of Mr. Shanti Lal Ganna,**

Address 1: 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhatti Station, Mumbai, Maharashtra, 400022.

Address 2: Flat No. 501, Parshwa Padma, A-wing, Muthalla Residency, Dayyaram Lad Marg, Mumbai, Maharashtra, 400033.

Address 3: Flat No.504, 5<sup>th</sup> Floor, Rolling Meadows, Building No. C, S. No. 46, Village Kondhawa, Taluka Haveli, District Pune, Maharashtra – 411048.

**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 20/06/2024, calling upon the borrowers and defaulters, **(1) M/s Vajra Gold Private Limited**, Room No.18, 5/7, First Floor, Khanderaowadi Dadi Seth Agiary Lane, Kalbadevi Road, Mumbai, Mumbai City, Maharashtra, 400002, **(2) Shri. Dhrumil Ganna, S/o Prakashchanadra Ganna**, 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhatti Station, Mumbai City, Mumbai, Maharashtra, 400022, **(3) Shri. Shomil P Ganna, S/o Prakashchanadra Ganna** residing at **(a)** Room No. 104/10 Vrindavan Society, Amber Building Opp. Chunabhatti Station, Sion, Mumbai, Maharashtra- 400022; **(b)** No. 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhatti Station, Mumbai City, Mumbai,

Maharashtra, 400022, **(4)** Shri. Prakash S Ganna, S/o Shanti Lal Ganna, **(a)** 10/401, Amber Building, Vrindavan Society, N S Mankikar Marg, Chunabhatti Station, Mumbai City, Mumbai, Maharashtra, 400022, **(b)** Flat No. 501, Parshwa Padma, A-wing, Muthalla Residency, Dayyaram Lad Marg, Mumbai, Maharashtra, 400033 to repay the amount mentioned in the notice being **(1)** ₹ 12,91,17,846/- (Rupees Twelve Crore Ninety One Lakh Seventeen Thousand Eight Hundred and Forty Six Only) in the Cash Credit limit (A/c No. 16225500000133), **(2)** ₹ 9,57,120 (Rupees Nine Lakh Fifty Seven Thousand One Hundred and Twenty only) in the Guaranteed Emergency Credit Line (GECL)-1 loan/limit (A/c No. 16226900000129) and **(3)** ₹ 80,83,254.52 (Rupees Eighty Lakh Eighty Three Thousand Two Hundred Fifty Four and Paise Fifty Two only) in the Guaranteed Emergency Credit Line (GECL)-2 loan/limit (A/c No. 16226900000400) 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 on 24/09/2024 in exercise of powers conferred under section 13(4) of the said Act read with rule 8 of the said Rules 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 03/01/2026, 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.15,09,24,820.59 (Rupees Fifteen Crores Nine Lakhs Twenty Four Thousand Eight Hundred Twenty and Paise Fifty Nine Only) (claim amount as per Original Application filed on 25/04/2025, before Hon'ble Debts Recovery Tribunal – 2, Mumbai vide O.A (L) No.709 of 2025) 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: Mumbai-Kandivili 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 the Mortgaged Property/Secured Asset**

All that piece and parcel of residential Flat No. 504, admeasuring about 994 Sq.fts ie. 92.37 Sq.mts Carpet area, Terrace 208 Sq.fts ie. 19.33 Sq.mts, on the 5<sup>th</sup> Floor, in the building No. C, in the Scheme commonly known "Rolling Meadows", Society known as "Rolling Meadows Co-op. Housing Society Ltd.", Situated at Saibaba Nagar, Kondhawa Khurd, Pune, 411048. The Said building constructed on land bearing Survey No.46, Hissa No. 4/1, 9/A, 9/1B, 9/1C, 9/1D, 13B/19, 13B/20 and 9/1B/2, at Village Kondhawa Khurd, Taluka haveli, District Pune, within Pune Municipal Corporation, within the limits of Sub Registrar, Haveli and is bounded on East by : Open Space, South by : Open Space, West by: Building and North by: Road.

### **Terms and Conditions**

1. **The Reserve price below which the property will not be sold is Rs.38,47,000/- (Rupees Thirty Eight Lakhs and Forty Seven 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 **03/01/2026** between 11.30am to 1.30pm 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. 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. A/c No 14030051030001, IFSC Code No. FDRL0001403 as mentioned above for Rs.3,84,700/- (Rupees Three Lakhs Eighty Four Thousand and Seven Hundred Only), before 4.00pm on 02/01/2026, 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 bidders shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee 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 responsible for any other charge, lien and encumbrance, statutory and government taxes/dues, property tax or any other dues 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 19/12/2025 between 1.00 pm to 3.00 pm with prior appointment.**
14. For further details regarding other conditions of sale, the intending bidder may contact the undersigned.
15. **For further details regarding other conditions of sale, the intending bidder may contact @ mobile No: 91-8828226729 between 11.00 am to 4.00 pm on all working days.**
16. **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 20<sup>th</sup> day of November 2025 at Mumbai.**

**For The Federal Bank Limited,**

**Rajeshkumar P  
Assistant Vice President  
(Authorised Officer under SARFAESI Act)**