

BBYO/NBYREG/MUMA/SALE NOTICE/149/2025-2026

Date: 12/01/2026

SPEED POST with AD
"Without Prejudice"

To,

1) Shri. Jaidev V Gupta, Son of Late Mr. Vinod Kumar Gupta

Address: Ramsarovar building, 1st "Nadiadwala colony, SV Road, Malad (West), Mumbai - 400064

2) Smt. Pooja Sumit Gupta alias Mangala Gupta, Daughter of Late Mr. Vinod Kumar Gupta

Address: Motabhoy Mansion 130, Maharshi Karve Road, Churchgate, Mumbai – 400020.

3) Smt. Vandana Vikram Kapoor, Daughter of Late Mr. Vinod Kumar Gupta

Address: 82, Satnam Apartment, Cuffe Parade, Mumbai- 400005

4) Smt. Anju Vinod Kumar Gupta, Wife of Late Mr. Vinod Kumar Gupta

Address: Ramsarovar building, 1st "Nadiadwala colony, SV Road, Malad West, Mumbai 400064.

5) Smt. Sheela Vinod Gupta, Daughter of Late Mr. Vinod Kumar Gupta

Address: Ramsarovar building, 1st "Nadiadwala colony, SV Road, Malad (West), Mumbai - 400064

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 02/06/2016 calling upon the borrowers 1) Mr. Vinod Kumar Gupta and 2) Mr. Jaidev V Gupta both at, 1st "Nadiadwala colony SV Road, Malad West, Mumbai 400064 (M/s Veebee Associates), to repay the amount mentioned in the notice being Rs.46,79,03,409.95 (Rupees Forty Six Crores Seventy Nine Lakhs Three Thousand Four hundred Nine and Paise Ninety Five only) plus further interest at the contractual rate(s) together with incidental expenses, costs, charges, etc. till the date of payment within 60 days from the date of the notice, under the Loan account No.11995500001597 being the amount due under the Cash Credit Facility / Limit availed of by them from Branch Dadar/Mumbai within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and / or guarantor (s) / mortgagors and / or defaulters having failed to repay the amount within the stipulated time, the authorized officer on behalf of the Federal Bank Limited, has taken 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 18/01/2018 by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

Since the principal borrower Mr. Vinod Kumar Gupta expired on 25/05/2018, the addressees being the legal heirs of late Vinod Kumar Gupta and is having liability to discharge the debt, notice was issued by the bank on 24/01/2020 to 1) Smt. Anju Vinod Kumar Gupta W/o late Vinod Kumar Gupta Ramsarovar building, 1st Nadiadwala colony SV Road, Malad West, Mumbai 400 064, 2) Smt. Pooja Sumit Gupta alias Mangala Gupta Daughter of Late Vinod Kumar Gupta Motabhoj Mansion 130, Maharshi Karve Road, Churchgate, Mumbai- 400020, 3) Smt. Vandana Vikram Kapoor Daughter of Late Vinod Kumar Gupta 82, Satnam Apartment, Cuffe Parade Mumbai- 400005, 4) Shri. Jaidev V Gupta Son of Late Vinod Kumar Gupta, Ramsarovar building, 1st "Nadiadwala colony, SV Road, Malad West, Mumbai 400064, 5) Smt. Sheela Vinod Gupta Daughter of Late Vinod Kumar Gupta Ramsarovar building, 1st "Nadiadwala colony SV Road, Malad West, Mumbai 400064 (Shri. Jaidev V Gupta is also the Co-obligant/Co-borrower in the said loan and already notices had been issued to him) calling them to discharge the debt outstanding in the loan account. They did not repay the amount within the stipulated time as mentioned in the notice.

The undersigned hereby give notice to the borrowers/defaulters and general public that the Bank has decided to sell on 21/02/2026, 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.53,87,02,170.15 (Rupees Fifty Three Crores Eighty Seven Lakhs Two Thousand One Hundred Seventy and Paisa Fifteen Only) as on 30/11/2018 (claim amount as per Original Application filed before Hon'ble Debts Recovery Tribunal – 2, Mumbai, O.A No.397 of 2022) 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: Dadar/Mumbai 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 that piece & Parcel of Office No 501, admeasuring about 960 sq ft on 5th floor of the building known as "Navratan" of Navratan Co-op Society Limited situated at 69, P. D'Mello Road, Carnac Bunder, Mumbai 400 009 within the limits of Greater Mumbai in the registration sub district and district Mumbai city bearing CS No. 2/93 (Old CS No 1/1) of Princess Dock division bounded by East – PD Mello Road, South – Road, West- Tata Power House, North- Uttam House Building.

Terms and Conditions

1. The Reserve price below which the property will not be sold is Rs.2,30,40,000.00 (Rupees Two Crores Thirty Lakhs and Forty 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 21/02/2026 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.auctontiger.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@auctontiger.net / support@auctontiger.net
5. Bids in the prescribed formats given in the Tender Document shall be submitted "online" through the portal <https://federalbank.auctontiger.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.23,04,000/- (Rupees Twenty Three Lakhs and Four Thousand Only), before 3.00 PM on 20/02/2026, 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. **As per the records of society, the outstanding maintenance charges is Rs.7,82,071.00 (Rupees Seven Lakhs Eighty Two Thousand and Seventy One Only) and Municipal tax is Rs.3,10,810.22 (Rupees Three Lakhs Ten Thousand Eight Hundred Ten and Paisa Twenty Two 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 03/02/2026 between 3.00pm to 4.00pm 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 12th day of January 2026 at Mumbai.

For The Federal Bank Limited,

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