

SPEED POST/AD**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 04/05/2023, calling upon the borrowers and defaulters, (1) Mr. Yatin S Deshmukh, Son of late Mr. Shashikant Deshmukh, carrying on the business in the name and style of M/s Siddhi Agency, at Shop No 14, Indira Prastha, Tapal Naka, Panvel, Raigad, Maharashtra-410206 also at F No 303/304, Indraprastha, Uran Road, Opp Karnala Bank, Tapal Naka, Pargaon, Raigarh, Maharashtra-410206 and also at Shop no 15, Panvel, Nagapapalika Complex, Panvel-410206, (2) Mrs. Kumudini Yatin Deshmukh, Wife of Mr. Yatin S Deshmukh, at F No 303/304, Indraprastha, Uran Road, Opp Karnala Bank, Tapal Naka, Pargaon, Raigad, Maharashtra-410206 and (3) late Mr. Deshmukh Shashikant Kashinath, since deceased, represented through his legal heirs, (a) Mrs. Nilam Deshmukh wife of late Mr. Deshmukh Shashikant Kashinath (b) Mr. Kailash Deshmukh son of late Mr. Deshmukh Shashikant Kashinath (c) Mr. Yatin S Deshmukh son of late Mr. Deshmukh Shashikant Kashinath and (d) Mrs. Minal Deshmukh daughter of late Mr. Deshmukh Shashikant Kashinath all residing at Room No.303, Indraprastha Building Uran Road, Opp Karnala Bank, Old Panvel, Raigarh, Maharashtra-410206 to repay the amount mentioned in the notice being Rs.3,10,22,740.90 (Rupees Three Crore Ten Lakhs Twenty Two Thousand Seven Hundred Forty and paise Ninety Only) together with further interest thereon with monthly rests and costs till date of payment being the amount due under various credit facilities availed by them from our Branch: Mumbai – Vile Parle within 60 days from the date 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 27th day of June 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 13/03/2026, 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.3,12,16,991.71 (Rupees Three Crore Twelve Lakhs Sixteen Thousand Nine Hundred Ninety One and Paise Seventy one Only), claim amount as on 18/07/2025, as per Original Application filed before Hon'ble Debts Recovery Tribunal – 2, Mumbai, vide OA No.798 of 2025) along with further interest, charges and cost thereon due from the borrowers under various credit facilities with Branch: Mumbai / Vile Parle of The Federal Bank Limited and thus the undersigned hereby invites tenders/e-bids 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."

Schedule	Description of Mortgaged Immovable Properties
1)	All the piece and parcel of Office No.103, on First Floor, admeasuring carpet 534 sq.fts i.e. 49.60 sq.mts and along with a Balcony area of 67 sq.fts i.e. 6.20 sq.mts, a cupboard space of 20 sq.fts i.e. 1.85 sq.mts, flowerbed of 47 sq.fts i.e., 4.36 sq.mts, in the building known as "Aaditya Sunder", situated at Village Panvel, Taluka-Panvel, District-Raigad-410206. The said building constructed on land bearing City Survey No.1245-B. Revenue Village-Panvel, Taluka-Panvel, District-Raigad, within Pavel Municipal Council, within the limits of Sub-Registrar, Panvel, bounded on East: Indraprastha Building, West: Panjarpole road, North: Parshuram apartment and South: Uran Road.
2)	All the piece and parcel of Office No.104, on First Floor, admeasuring carpet 463 sq.fts i.e. 43.01 sq.mts and along with a Balcony area of 90 sq.fts i.e. 8.36 sq.mts, a cupboard space of 15 sq.fts i.e. 1.36 sq.mts, flowerbed of 55 sq.fts i.e. 5.10 sq.mts, in the building known as "Aaditya Sunder", situated at Village Panvel, Taluka-Panvel, District-Raigad-410206. The said building constructed on land bearing City Survey No.1245-B. Revenue Village-Panvel, Taluka-Panvel, District-Raigad, within Pavel Municipal Council, within the limits of Sub-Registrar, Panvel, bounded on East: Indraprastha Building, West: Panjarpole road, North: Parshuram apartment and South: Uran Road.

Terms and Conditions

1. The Reserve price below which property No.1 will not be sold is Rs.90,45,000/- (Rupees Ninety lakhs and Forty-Five Thousand Only) and the Reservice Price below which property No.2 will not be sold is Rs.84,40,000/- (Rupees Eighty-Four Lakhs and Forty Thousand Only). The interested bidder can bid for both the properties or any one of the property.
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 13/03/2026 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>
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 / 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>. 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 property No.1 is Rs. 9,04,500/- (Rupees Nine Lakhs Four Thousand and Five Hundred Only) and for property No.2 is Rs.8,44,000/- (Rupees Eight Lakhs and Forty-Four Thousand Only) before 3.00 PM on 12/03/2026, 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.20,000.00 (Rupees Twenty 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 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.
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/cancel 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 21/02/2026 between 2.00 pm and 4.00 pm with prior appointment.**
14. For further details regarding other conditions of sale, the intending bidder may contact @ Mob No.91-8828226729 between 11 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 31st day of January 2026 at Mumbai.

For The Federal Bank Ltd

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

