

**E- Auction Sale Notice for Sale of Immovable Properties 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 Ltd. under the Act issued a demand notice dated **29.02.2020** calling upon the borrower(s) and / or guarantor (s) and / or defaulters

1. Mr. Vivek Mundra S/o Mr. Muralidhar Mundra carrying on business in the name and style of M/s Vivek Mundra Contractor,
2. Mr. Muralidhar Mundra S/o Mr. Sunderlal Mundra
3. Mrs. Krishna Mundra W/o Mr. Muralidhar Mundra
4. Mrs. Smita Mundra W/o Mr. Vivek Mundra,  
all residing at House No. B-2, Kalani Bagh, Dewas, Madhya Pradesh-455001

to pay the amount mentioned in the notice being Rs.1,56,05,862.27 (Rupees One Crore Fifty-Six Lakh Five Thousand Eight Hundred Sixty Two and Paise Twenty Seven Only) is due as on 31.01.2020 in CC-Con Plus A/c No. 16135500000209 of M/s Vivek Mundra Contractor, Rs.7,98,815.92 (Rupees Seven Lakh Ninety Eight Thousand Eight Hundred Fifteen and Paise Ninety Two Only) is due as on 04.02.2020 in SME Credit Plus (Term Loan) A/c No. 16136900000138 in the name of M/s Vivek Mundra Contractor, Rs.16,51,031.32 (Rupees Sixteen Lakh Fifty One Thousand Thirty One and Paise Thirty Two Only) is due as on 14.01.2020 in Federal Housing Loan A/c No. 16137300000199 in the name of Mr. Murlidhar Mundra and Rs. 30,11,155/- (Rupees Thirty Lakh Eleven Thousand One Hundred Fifty-Five only) is due as on 19.02.2020 in Federal Housing Loan A/c No.16137300000207 in the name of Mr. Vivek Mundra i.e. a total of Rs.2,10,66,864.51 (Rupees Two Crore Ten Lakh Sixty Six Thousand Eight Hundred Sixty Four and Paise Fifty One only) together with interest thereon @ 13.20% per annum with monthly rests plus penal interest @2% pa from 01.02.2020 in CC A/c No. 16135500000209, interest @ 13.15% per annum with monthly rests plus penal interest @2% p.a. from 04.02.2020 in TL (SME Credit Plus) A/c No. 16136900000138, interest @8.45% per annum with monthly rests plus penal interest @2% p.a. from 14.01.2020 in Housing Loan A/c No. 16137300000199 and @ 8.45% per annum with monthly rests plus penal interest @2% p.a. from 19.02.2020 in FHS A/c No. 16137300000207 till the date of payment being the amount due under above mentioned loan accounts availed of by them from our **Br. Dewas** within 60 days from the date of receipt of the said notice.

Whereas the borrower(s) and / or guarantor (s) and / or defaulters having failed to repay the amount within the stipulated time, the Authorized Officer on behalf of the Federal Bank Ltd. has taken **Symbolic possession of Property No. 1 to 3**, 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 **10.10.2023**

respectively by issuing a notice to the borrowers/defaulters and general public and publication thereof in newspapers as contemplated under the said Act and Rules.

Whereas since the dues in respect of the said accounts is remaining unpaid, the undersigned hereby give notice to the borrower(s) and / or guarantor (s) and / or defaulters and general public that the Bank has decided to sell on **14<sup>th</sup> February 2024** the properties described in **Schedule I & II** herein below on "As is where is", "As is what is" and "Whatever there is" basis under Rules 8 & 9 of the said Rules for realizing the dues of:

- ₹ 2,27,51,463/- (Rupees Two Crore Twenty Seven Lakh Fifty One Thousand Four Hundred Sixty Three only) in CC- Con Plus A/c No. 1613550000209, ₹ 12,80,856/- (Rupees Twelve Lakh Eighty Thousand Eight Hundred Fifty Six only) in SME Credit Plus (Term Loan) A/c No. 16136900000138 , ₹ 23,40,046/- (Rupees Twenty Three Lakh Forty Thousand Forty Six only) in Federal Housing Loan A/c No. 16137300000199 as on 12.01.2024 with interest thereon @ 13.50% per annum with monthly rests plus penal interest @4% p.a. in CC-Con Plus A/c No. 1613550000209, interest @ 13.30% per annum with monthly rests plus penal interest @4% p.a. in SME Credit Plus (Term Loan) A/c No. 16136900000138 , interest @9.36% per annum with monthly rests plus penal interest @2% p.a. in Housing Loan A/c No. 16137300000199 from 13.01.2024

and the property described in **Schedule -III** herein below on "As is where is", "As is what is" and "Whatever there is" basis under Rules 8 & 9 of the said Rules for realizing the dues of:

- ₹ 41,90,435/- (Rupees Forty-One Lakh Ninety Thousand Four Hundred Thirty Five only) in Federal Housing Loan A/c No. 16137300000207 as on 12.01.2024 with interest thereon @ 9.36% per annum with monthly rests plus penal interest @2% p.a. in Federal Housing Loan A/c No. 16137300000207 from 13.01.2024

till realization and thus the undersigned hereby invites from interested parties the sealed tenders/bidding for purchasing the property/ies subject to the terms and conditions mentioned hereunder.

#### **Description of the mortgaged properties/secured assets**

##### **Schedule-1**

**Reserve Price Rs. 90,00,000/-**

1. All that piece and parcel of property admeasuring 1800 Sq. ft. situated at Plot No. B-2, Sector-B, Kalani Bagh Colony, Dewas-455001, Madhya Pradesh in the name of Mr. Murlidhar Mundra, together with all building existing or to be constructed bounded on the North by Plot No. B-1, South by Plot No. B-3, East by Road and West by Plot No. B-31.

##### **Schedule-2**

**Reserve Price Rs. 29,00,000/-**

2. All that piece and parcel of property admeasuring 78 Sq. Mtr. (839.28 Sq. Ft.) situated at Plot No. 467, Sun City Part-II Colony, Dewas-455001, Madhya Pradesh, in the name of Mr. Vivek Mundra, together with all buildings existing or to be constructed bounded on the North by Plot No. 466, South by Plot No.468, East by Plot No.472 and West by Colony Road.

**Schedule-3**  
**Reserve Price Rs. 27,00,000/-**

3. All that piece and parcel of Residential house admeasuring 92.93 Sq. Mtrs. situated at east part of Plot No. C-7, Kalini Bagh, Dewas-455001, Madhya Pradesh in the name of Vivek Mundra together with all buildings existing or to be constructed bounded on the North by Plot No. C-22, South by Road, East by Plot No. C-6 and West by remaining part of Plot No. C-7.

**Terms and Conditions**

1. Auction sale/bidding would be only through "**online electronic bidding**" process through the website <https://bankeauctions.com>
2. The properties will be sold on "AS IS WHERE IS" "AS IS WHAT IS" and "WHATEVER THERE IS" basis for an amount not below the Reserve Price.
3. The **RESERVE PRICES** and the **Earnest Money Deposit (EMD)** for each Schedule / property are as mentioned below. The property/ies will not be sold below the reserve price.

<b>Immovable Property</b>	<b>Reserve Price</b>	<b>EMD</b>
<b>Schedule-1</b>	<b>Rs. 90 Lakhs</b>	<b>Rs.9 Lakh</b>
<b>Schedule-2</b>	<b>Rs. 29 Lakhs</b>	<b>Rs.2.90 Lakh</b>
<b>Schedule-3</b>	<b>Rs. 27 Lakhs</b>	<b>Rs.2.70 Lakh</b>

4. The **Earnest Money Deposit (EMD)** for the scheduled properties are equivalent to 10% of the Reserve Price of the properties, which is refundable if the tender is/are not accepted. The **Schedule number of the pertinent property** against which the bid / tender is submitted shall be clearly mentioned in the bid format.
5. The Bid along with EMD and relevant KYC documents shall be submitted ONLINE/ at any Branch of Federal Bank, latest by **5.00 PM on 13.02.2024**. If the bid form is submitted by an incorporated company, the person representing such company shall submit / produce the true copy of resolution / authorization from the company.
6. Refer website <https://bankeauctions.com> for more details. Any bids and EMD submitted beyond the date and time referred above will not be entertained. The tenders offering price below the Reserve Price mentioned above will be rejected summarily.
7. The auction will be conducted online on **14.02.2024** as per below schedule with unlimited extension of 5 minutes each.

<b>Property Schedule No.</b>	<b>Online Auction Time</b>
<b>1</b>	<b>10.30 AM – 12 PM</b>
<b>2</b>	<b>12.30 PM – 2 PM</b>
<b>3</b>	<b>3.00 PM – 4.30 PM</b>

8. The auction would commence above the reserve price mentioned above. Bidders shall improve their offers in multiples of **Rs.50,000/- (Rupees Fifty Thousand Only)** for each **scheduled property**.
9. The intending bidders shall hold a valid e-mail address and register their names at the portal and get their user id and password free of cost from Bank's approved service provider

**M/s C1 India Private Limited, Plot No. 68, 3<sup>rd</sup> Floor, Sector-44, Gurugram-122003, (Haryana)**, whereupon they would be allowed to participate in the online e-auction.

10. The prospective bidders may avail online training on e-auction from **M/s C1 India Private Limited**, Helpline No.: 7291981124, 7291981125 / 7291981126 / 0124-4302000 & email ID– support@bankeauctions.com and **Mr. Vinod Chauhan-9813887931 & email – delhi@c1india.com**
11. All payments shall be made through Demand Draft, EFT/NEFT/RTGS to **The Federal Bank Ltd, Br. Dewas, Bank Account No. 16130051030003 , IFSC: FDRL0001613. Schedule number of the pertinent property** against which the payment is made shall be clearly mentioned in the payment details.
12. The Bank / M/s C1 India Private Limited shall not have any liability towards bidders for any interruption or delay in access to the site irrespective of the cause.
13. The intending purchasers who wish to inspect the properties and / or know further details / conditions may contact **Branch Dewas, Tilak Tower, Plot No. 8, Tarani Colony, Near Abhilasha Hotel, AB Road, Dewas-455001, Madhya Pradesh, Mob No: 7874999673, Branch No. - 07272-251983 & LCRD Division, New Delhi, Upper Ground Floor, Federal Towers, 2/2, West Patel Nagar, New Delhi-110008, Phone No. 011-40733977, Dealing Officer Mobile No.–8127511900, 7009569557.**
14. Details of the auction sale, terms and conditions etc. are also available in our website, <https://www.federalbank.co.in/web/guest/tender-notices>.
15. The intending purchasers can inspect the properties between **12 PM and 4 PM** on any working day **upto 12.02.2024**.
16. The successful bidder of each Schedule property shall deposit 25% of the bid amount / sale price (inclusive of EMD) immediately i.e. on the same day OR not later than next working day, as the case may be, from the culmination of E-auction /bidding on acceptance of the tender/ offer by the Bank and the balance 75% within 15 days or such further time as permitted by the authorized officer in accordance with law, failing which the entire deposit inclusive of EMD remitted shall be forfeited without any notice and the property will be re-sold.
17. The successful bidder shall bear the entire charges/fees payable for conveyance such as stamp duty, registration fee, NOC charges etc as applicable as per law.
18. No encumbrance or charge in respect of the properties have come to the notice of the Bank. The Bank will not be held responsible for any charge, lien, encumbrance, property tax or any other dues to the Government or anybody in respect of the properties under sale. The encumbrances/ necessary appropriate action to be taken and /or assistance for physical possession shall be cleared/done by the Successful bidder/purchaser of the pertinent properties.
19. The Authorised officer has the absolute right to accept or reject all or any bid including the highest bid or adjourn/postpone the sale without assigning any reason. The decision of the Authorised Officer/Bank shall be final.
20. The buyer should satisfy himself/ herself / itself as to the title, extent, ownership, statutory approval etc., in respect of the property concerned before participating in the auction.
21. If any of the dates mentioned above happen to be a holiday/strike/protest called by any political parties/association/ groups which adversely affects the functioning of the Bank /

**M/s C1 India Private Limited**, the very next Bank working day may be considered for related events including the date of auction/sale.

22. The properties are put for sale subject to the provisions under the above Act / Rules and other prevailing laws.

Dated this the **12<sup>th</sup> day of January 2024** at New Delhi

**For The Federal Bank Ltd.,**

**(Authorised Officer under SARFAESI Act)**