

AHDL/FS27/BRC/147055-268/SN1/ /2024-2025

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 Federal Bank Ltd (hereinafter referred to as 'the Bank') through its Authorized Officer under the Act issued a demand notice dated **20/08/2021** calling upon the borrowers namely **(1) M/s. S and T Infrabuild Pvt. Ltd. (CIN: U45200GJ2013PTC074021)**, a private limited company having its registered office at Shop no. 20, Surbhi Avenue-3, Nr. Prathana Vidhyalay, Bholav, Bharuch, Gujarat – 392015 and co-obligants/Guarantors **(2) Mrs. Bina Ketan Shah, aged 47 years, W/o Late Ketanbhai Yashvantlal Shah, residing at 101, Surbhi Avenue – 3, Bholav, Bharuch-392001,** **(3) Mr. Pravinkumar K Patel, aged 56 years, S/o Khemabhai Narayandas Patel, residing at 25, Muktanand Co-operative Housing Society, Nr. GNFC Township, Bholav, Bharuch-392015** **(4) Mrs. Shitalben A Thakkar, aged 44 years, W/o Akshaybhai Thakkar, residing at 1057, Narayan Avenue, Near Narayan Vidhya Vihar School, Bholav, Narmada nagar, Bharuch, Gujarat – 392015,** **(5) Mr. Jalkumar Ketan Shah, aged 28 years, S/o Late Ketanbhai Yashvanlal Shah, residing at 101, Surbhi Avenue – 3, Bholav, Bharuch-392001,** in the capacity as legal heir of since deceased Mr. Ketan Yashvantlal Shah and **(6) Ms. Tulsi Ketan Shah, aged 24 years, D/o Late Ketanbhai Yashvantlal Shah, residing at 101, Surbhi Avenue – 3, Bholav, Bharuch-392001,** in the capacity as legal heir of since deceased Mr. Ketanbhai Yashvantlal Shah, to repay the amount mentioned in the said notice being **Rs. 3,56,09,029.68 (Rupees Three Crore Fifty Six Lakh Nine Thousand Twenty Nine and Paise Sixty Eight only)** together with interest, costs and other charges within 60 days from the date of the said notice.

Whereas the Borrower(s)/guarantor(s) having failed to repay the amount within the stipulated time, the undersigned on behalf of The Federal Bank Ltd. has taken possession of the properties 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 **30/06/2024** by issuing a notice to the borrowers / guarantors / defaulters and general public and publication thereof in news papers as contemplated under the said Act and Rules.

The undersigned hereby gives notice to the borrower(s) and/or guarantor(s) and/or defaulters and general public that the Bank has decided to sell on **30/07/2025** the properties 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 realising an amount of **Rs. 4,56,49,629.25 (Rupees Four Crore Fifty Six Lakh Forty Nine Thousand Six Hundred Twenty Nine and Paise Twenty Five Only) (Balance outstanding calculated as per claim amount in O.A. no. 974/2022 filed before DRT-II, Ahmedabad)** due from you with further interest and costs/other charges and thus the undersigned hereby invites from interested parties sealed tenders for purchasing the properties 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 Property

All that piece and parcel of Plot no. 1148, admeasuring 72.00 Sq. mts. along with all the construction thereon, in scheme known as Narayan Avenue Society, situated on land bearing Revenue Survey no. 50+51/P, at Village: Bholav, Taluka and Dist: Bharuch, Gujarat. Bounded in East by Internal Road, West by Common Plot, North by Plot no. 1149 and south by Plot no. 1147/1.

Terms and Conditions

1. The Reserve price below which the property will not be sold for is Rs. 33,10,000.00 (Rupees Thirty Three Lakh 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 30-07-2025 between 11 AM to 1 PM 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> and Bharuch branch of the bank.
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 - 8000023297 & email – ramprasad@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 intending purchasers shall remit the EMD through NEFT/RTGS to The Federal Bank Ltd. Account No. 14702200000029, IFSC Code No. FDRL0001470, or DD drawn in favour of The Federal Bank Ltd, payable at Ahmedabad, for Rs. 3,31,000/- (Rupees Three Lakh Thirty One Thousand Only), before 4:00pm on 29/07/2025, 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. 10,000.00 for the property. 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. The Authorized officer reserves his right to modify the terms and conditions of payment.
9. The tenders offering price below the Reserve Price mentioned above will be rejected.
10. **All other payments shall be made in the form NEFT/RTGS as mentioned above or Cheque/DD drawn in favour of The Federal Bank Ltd. payable at Ahmedabad.**
11. The successful bidders shall bear the entire charges / fees payable for conveyance such as stamp duty, Registration fee etc. as applicable as per law.
12. 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.

13. 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.
14. 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.
15. **The intending purchasers can inspect the property on 02/07/2025 between 3 pm and 5 pm with prior appointment.**
16. If any of the dates mentioned above happens to be a Bank holiday the very next Bank working day will be reckoned for that particular event and the next event/events will automatically get adjourned to the next Bank working day.
17. For the further details regarding other conditions of sale, the intending bidder may contact the undersigned.
18. The Borrowers/Guarantors named above may treat this as notice of thirty days as stipulated in Rule 8(6) of the said rules and pay the secured debt in full to avoid sale of the properties.

Dated this the 16th day of June 2025 at Ahmedabad.

For, The Federal Bank Ltd,

**Shailendra Kumar Pandey
Associate Vice President and Branch Head
Loan Collection & Recovery Department/
Ahmedabad Division
(Authorized Officer under SARFAESI Act)**