

# FEDBANK FINANCIAL SERVICES LTD.

**FEDBANK**  
FINANCIAL SERVICES LIMITED

Registered Office : Unit No. 1101 , 11th Floor, Cignus, Plot No 71 A, Powai, Paspoli, Mumbai 400087

## PUBLIC NOTICE E-AUCTION FOR SALE OF IMMOVABLE PROPERTIES

15 days' Notice of Sale of Immovable Secured Assets is hereby given by Fedbank Financial Services Limited (Secured Creditor) under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with Rule 8(6) & 9(1) of the Security Interest (Enforcement) Rules 2002. The undersigned as Authorized Officer of Secured Creditor has taken over the possession of the Secured Asset(s) under SARFAESI Act 2002. Notice is hereby given to the Public in general and in particular to the Borrowers/Co - Borrowers/Guarantors that the below described immovable property mortgaged/charged to the Secured Creditor, Fedbank Financial Services Limited, the possession of which has been taken by the Authorised Officer of Fedbank Financial Services Limited, Secured Creditor, will be sold on "As is where is", "As is what is" and "wherever there is" on the date and time mentioned herein below, for recovery of the dues mentioned herein below and further interest and other expenses thereon till the date of realization, due to Fedbank Financial Services Limited, Secured Creditor from the Borrowers and Guarantor(s) mentioned herein below.

**LAST DATE, TIME AND VENUE FOR SUBMISSION OF BIDS WITH SEALED OFFER/ TENDER WITH EMD Till 23rd August, 2025 latest by 05:00 PM. at – Fedbank Financial Services Limited, Achraj Tower No. 2, Block No. 302, 3rd Floor, Chouni Square, Katol Road, Sadar, Nagpur – 440013 | Till 23rd August, 2025 latest by 05:00 PM. at – Fedbank Financial Services Limited, Meera Arcade Complex, Shop No. 3 & 4, Plot No. 11, Behind ICICI Bank, Gandhi Chowk, Chandrapur - 442401 | Bid Incremental Amount Rs. 50,000/- (Rupees Fifty Thousand Only)**

**LAST DATE FOR PAYMENT OF 25% OF ACCEPTED HIGHEST BID FOR CONFIRMED SUCCESSFUL BIDDER(INCLUSIVE OF EMD)**  
The payment should be made latest by next working day from the date of bid confirmation  
**LAST DATE FOR PAYMENT OF BALANCE 75% OF HIGHEST BID Within 15 days from the date of bid Confirmation**

**INSPECTION OF PROPERTIES 19th August, 2025 Before 5 PM | Auction Date 25/08/2025 from 10 am to 10.30 am**

Borrower(s) / Guarantor(s)/ Loan Account	Total Outstanding	RESERVE PRICE & EMD AMOUNT
<b>1</b> Rangraj Nilkanth Gaikwad (Borrower), Archana Rangraj Gaikwad (Co – Borrower). Loan Account No. FEDNKROHL0498432	Rs. 39,93,003/- (Rupees Thirty Nine Lakhs Ninety Three Thousand & Three Only) as on 16/05/2025 with interest and expenses thereon from 17/05/2025	RESERVE PRICE (IN RS.) Rs. 12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) EARNEST MONEY DEPOSIT (IN RS.) THROUGH DD/PO/RTGS IN FAVOR OF 'FEDBANK FINANCIAL SERVICES LIMITED' Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only)
Description of the Immovable property : All that piece and parcel of Apartment No. B9-B-603, on Sixth Floor, in Block No. B9, Building No. B, having carpet area admeasuring about 41.10 Sq. Mtrs. & Built up area admeasuring 38.75 Sq. Mtrs. & Super Built up area admeasuring 59.80 Sq. Mtrs., covered in 1 Bedroom, 1 Kitchen & 1 Hall along with Latrine & bath together with 0.143% undivided proportionate share and interest in land on "as is where is basis" in a cluster known as "SUDAMA" being the portion of "VRINDAVAN" constructed on Plot No. 5, comprising out of Survey No. 248, 257/2, 258/1-G & 258/1-K, 258/2, P.H. No. 42, admeasuring about 18682.009 Sq. Mtrs. of Mouza – Jamtha, situated at Jamtha, Tahsil Nagpur (Rural) & District Nagpur.		
<b>2</b> Suryakant Isanrao Hattimare (Borrower); Archana Suryakant Hattimare (Co - Borrower). Loan Account No. FEDNKROHL0494211	Rs. 37,23,654/- (Rupees Thirty Seven Lakhs Twenty Three Thousand Six Hundred Fifty Four Only) as on 16/05/2025 with interest and expenses thereon from 17/05/2025	Reserve Price (IN RS.) Rs. 13,75,000/- (Rupees Thirteen Lakhs Seventy Five Thousand Only) Earnest Money Deposit (IN RS.) Through DD/PO/RTGS In Favor Of 'FEDBANK FINANCIAL SERVICES LIMITED' Rs. 1,37,500/- (Rupees One Lakh Thirty Seven Thousand Five Hundred Only)
Description of the Immovable property : All that part and parcel of a property being a Apartment No B9-B203, On 2nd Floor, Block No B9, Building No B, Cluster Know As "SUDAMA" on Plot No 05, Khasra No 248, 257/2, 258/1G, & 258/2, PH No 42, Mouza Jamta, VRINDAVAN, G P Jamtha, Tahsil & Dist Nagpur 441108		
<b>3</b> Vaibhav Shankar Totawar (Borrower); Leela Shankrarao Totawar (Co - Borrower). Loan Account No. FEDNKROHL0514277	Rs. 33,87,011/- (Rupees Thirty Three Lakhs Eighty Seven Thousand Eleven Only) as on 16/05/2025 with interest and expenses thereon from 17/05/2025	Reserve Price (IN RS.) Rs. 20,00,000/- (Rupees Twenty Lakhs Only) Earnest Money Deposit (IN RS.) Through DD/PO/RTGS In Favor Of 'FEDBANK FINANCIAL SERVICES LIMITED' Rs. 2,00,000/- (Rupees Two Lakhs Only)
Description of the Immovable property : All that undivided 1.842% share and interest in all that piece and parcel of land bearing Apartment No G-07, having super built up area of 57.60 Sq Mtr. Situated on the Ground Floor of the building to be known and styled as "Shridhar Apartment" of Mouza Nagpur, Ward No 34 bearing City Survey No 312 and Sheet No 203, which is the limits of NAgpur Improvement Trust and Nagpur Municipal Corporation, Tahsil Nagpur & Dist Nagpur		
<b>4</b> Ghanshyam Sukhadev Tikale (Borrower) & Urmila Ghanshyam Tikale (Co - Borrower). Loan Account No. FEDCDRSTL0499752	Rs. 32,45,921/- (Rupees Thirty Two Lakhs Forty Five Thousand Nine Hundred Twenty One Only) as on 16/05/2025 with interest and expenses thereon from 17/05/2025	Reserve Price (IN RS.) Rs. 19,00,000/- (Rupees Nineteen Lakhs Only) Earnest Money Deposit (IN RS.) Through DD/PO/RTGS In Favor Of 'FEDBANK FINANCIAL SERVICES LIMITED' Rs. 1,90,000/- (Rupees One Lakh Ninety Thousand Only)
Description of the Immovable property : Property No. 54, Hanuman Ward No. 1, Near Hanuman Mandir, Mouza Jamkhurd, Tah. Pombhurna, Dist. Chandrapur – 441224.		
<b>5</b> Motilal Raghunath Mungmode (Borrower); Pratiksha Motilal Mungmode (Co-Borrower). Loan Account No. FEDCDRSTL0498860	Rs. 40,76,548/- (Rupees Forty Lakhs Seventy Six Thousand Five Hundred Forty Eight Only) as on 31/05/2025 with interest and expenses thereon from 01/06/2025	Reserve Price (IN RS.) Rs. 27,00,000/- (Rupees Twenty Seven Lakhs Thousand Only) Earnest Money Deposit (IN RS.) Through DD/PO/RTGS In Favor Of 'FEDBANK FINANCIAL SERVICES LIMITED' Rs. 2,70,000/- (Rupees Two Lakhs Seventy Thousand Only)
Description of the Immovable property : Malmatta No. 828, At Po. Dongargaon, Gram Panchayat Dongargaon, Tah. Mul, Distt. Chandrapur, Maharashtra – 441224 total constructed area R.C.C. 160.26 Sq. Mtr. Open land 185.81 sq. mtrs. total builtup area 346.07 Sq. Mtr. Mouza – At Po. Dongargaon, Tah Mul & Distt. Chandrapur, Maharashtra 441224 with building/constructions thereon/with undivided share of land (for flat).		

For detailed terms and conditions of the sale, please refer to the link provided in Fedbank Financial Services Limited (FEDFINA) Secured Creditor's website i.e. [www.fedfina.com](http://www.fedfina.com) & Link <https://www.fedfina.com/public-notice-for-auction-cum-sale/> under Auction For any enquiry, information, support, procedure and training kindly coordinate with Authorised Officer of Fedbank Financial Services Limited is/are Mr. Harjeet Singh Bhamrah - 7263813513, E-mail ID: [harjeet.singh@fedfina.com](mailto:harjeet.singh@fedfina.com)