

FEDERAL BANK

YOUR PERFECT BANKING PARTNER

The Federal Bank Limited
Loan Collection & Recovery Department
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Mumbai – 400021
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BBYO/NGRREG/WDI/SALE NOTICE/127/2025-2026

Date: 21/11/2025

Sale Notice for Sale of Immovable Assets Under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (hereinafter referred to as Act) read with provision to 8 (6) of the Security Interest (Enforcement) Rules, 2002

Notice is hereby given to the public in general and in particular to the borrowers, co-borrowers and Guarantors that the below described immovable property mortgaged /charged to the Federal Bank Limited (Secured Creditor), the **Physical Possession** of which has been taken by the Authorized Officer of **The Federal Bank Limited** (Secured Creditor), will be sold on "As is where is", "As is what is", and "Whatever there is", basis on **03/01/2026**, for recovery of **Rs. 44,97,382.11 (Rupees Forty Four Lakhs Ninety Seven Thousand Three Hundred Eighty Two and Eleven Only)** along with simple interest @9.00% per annum from **23/10/2019** till the date of payment/realization (amount as per Order dated **28/08/2024**, passed by the Learned Presiding Officer in Original Application filed before Hon'ble Debts Recovery Tribunal Nagpur, vide O.A. No. 640 of 2019) due to The Federal Bank Limited (Secured Creditor) from **1) Mr. Chandresh Ashok Kotadiya, and 2) Mrs. Shweta Chandresh Kotadiya**, known at Flat No. 206, Ashirwad Complex, Plot No. 10 & 11, Old Bhandara Road, Lakadganj, Nagpur – 440008. The Reserve price will be **Rs. 27,50,000.00 (Rupees Twenty Seven Lakhs and Fifty Thousand Only)** and the earnest money deposit will be **Rs. 2,75,000.00 (Rupees Two Lakhs and Seventy Five Thousand Only)**.

DESCRIPTION OF THE PROPERTY

All that piece & Parcel of the Flat No. 206 admeasuring 48.14 sq. Mtrs built up area, on second floor, in the building known as Ashirwad complex, constructed on NIT Plot No. 10 & 11, in C.R.S section - III, bearing city survey No. 121, Sheet no 154 of Mouza: Nagpur situated at Anath Vidyarthi Griha layout, NMC House No. 275, ward No. 23; together with 2.79% undivided share & interest in the aforesaid NIT Plot of land, within the limits of Nagpur Municipal Corporation & Nagpur Improvement Trust, Nagpur, Taluka and District: Nagpur and bounded on the **East by Open to Sky**, on the **South by Flat No. 201**, on the **West by Flat No. 203** and on the **North by Open to Sky**.

For detailed terms and conditions of the sale, please refer to the link provided on the website of The Federal Bank Limited, i.e. <https://federalbank.auctiontiger.net>

For, The Federal Bank Limited
Rajeshkumar P
Assistant Vice President
(Authorised Officer under SARFAESI Act)