

FEDERAL BANK

YOUR PERFECT BANKING PARTNER

Loan Collection & Recovery Department Mumbai Division

The Federal Bank Limited, Loan Collection & Recovery Department -
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CIN: L65191KL1931PLC000368, Website: www.federalbank.co.in

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 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.15,09,24,820.59 (Rupees Fifteen Crores Nine Lakhs Twenty Four Thousand Eight Hundred Twenty and Paise Fifty Nine Only) (claim amount as per Original Application filed on 25/04/2025, before Hon'ble Debts Recovery Tribunal - 2, Mumbai vide O.A (L) No.709 of 2025) together with further interest and cost/other charges thereon, due to The Federal Bank Limited (secured creditor) till realization from 1) M/s Vajra Gold Private Limited, 2) Mr. Dhruvil Ganna, Son of Mr. Prakashchanadra Ganna, 3) Mr. Shomil P Ganna, Son of Mr. Prakashchanadra Ganna, and 4) Mr. Prakash S Ganna, Son of Mr. Shanti Lal Ganna. The Reserve price will be Rs.38,47,000/- (Rupees Thirty Eight Lakhs and Forty Seven Thousand Only) and the earnest money deposit will be Rs.3,84,700/- (Rupees Three Lakhs Eighty Four Thousand and Seven Hundred Only).

Description of the Mortgaged Property/Secured Asset

All that piece and parcel of residential Flat No. 504, admeasuring about 994 Sq.fts ie. 92.37 Sq.mts Carpet area, Terrace 208 Sq.fts ie. 19.33 Sq.mts, on the 5th Floor, in the building No. C, in the Scheme commonly known "Rolling Meadows", Society known as "Rolling Meadows Co-op. Housing Society Ltd.", Situated at Saibaba Nagar, Kondhawa Khurd, Pune, 411048. The Said building constructed on land bearing Survey No.46, Hissa No. 4/1, 9/A, 9/1B, 9/1C, 9/1D, 13B/19, 13B/20 and 9/1B/2, at Village Kondhawa Khurd, Taluka haveli, District Pune, within Pune Municipal Corporation, within the limits of Sub Registrar, Haveli and is bounded on East by : Open Space, South by : Open Space, West by: Building and North by: Road.

For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd i.e. <https://www.federalbank.co.in/web/guest/tender-notice>

For, The Federal Bank Limited

Mr. Rajeshkumar P

Assistant Vice President

Date: 20/11/2025

(Authorised Officer under SARFAESI Act)

Lot No.	Description of Properties
1.	A All that piece and parcel of Commercial Unit No. 207, on the 2nd Floor, admeasuring about 58.29 Sq.mts carpet equivalent to 60.65 Sq.mts built up area equivalent to ground land construction average area of 32.42 Sq.mts in the building C, in the project known as "AAKASH RETAIL" constructed on land bearing old Revenue Survey No. 524, New Resurvey No. 336, T.P. Scheme No.7 (Vesu-Magdalla) Final Plot No. 39 situated at near Vastu Gruh, Gokul Platinum, Gokul Platinum, Village Vesu, Taluka Mujara (Surat City), District Surat, within Surat Municipal Corporation within the limits of Sub Registrar Surat City and is bounded on the East by Road, on the South by Signature Shopping Centre, on the West by Gokul Platinum Building, on the North by Gokul Platinum Office Building.
2.	All that piece and parcel of Commercial Unit No. 208, on the 2nd Floor, admeasuring about 58.29 Sq.mts carpet equivalent to 60.65 Sq.mts built up area equivalent to ground land construction average area of 32.42 Sq.mts in the building C, in the project known as "AAKASH RETAIL" constructed on land bearing old Revenue Survey No. 524, New Resurvey No. 336, T.P. Scheme No.7 (Vesu-Magdalla) Final Plot No. 39 situated at near Vastu Gruh, Gokul Platinum, Gokul Platinum, Village Vesu, Taluka Mujara (Surat City), District Surat, within Surat Municipal Corporation within the limits of Sub Registrar Surat City and is bounded on the East by Road, on the South by Signature Shopping Centre, on the West by Gokul Platinum Building, on the North by Gokul Platinum Office Building.
3.	All that piece and parcel of Commercial Unit No. 209, on the 2nd Floor, admeasuring about 58.29 Sq.mts carpet equivalent to 60.65 Sq.mts built up area equivalent to ground land construction average area of 32.42 Sq.mts in the building C, in the project known as "AAKASH RETAIL" constructed on land bearing old Revenue Survey No. 524, New Resurvey No. 336, T.P. Scheme No.7 (Vesu-Magdalla) Final Plot No. 39 situated at near Vastu Gruh, Gokul Platinum, Gokul Platinum, Village Vesu, Taluka Mujara (Surat City), District Surat, within Surat Municipal Corporation within the limits of Sub Registrar Surat City and is bounded on the East by Road, on the South by Signature Shopping Centre, on the West by Gokul Platinum Building, on the North by Gokul Platinum Office Building.
4.	All that piece and parcel of property bearing Plot No. 153 and as per KJP Block/Survey No. 26/153 (after Promulgation New Block/ Survey no. 803) admeasuring 250.40 Sq.mts. and at place known as Bungalow No. C/57 together with Ground Floor and First Floor Construction built up area admeasuring 98.68 Sq.mtrs together with undivided proportionate share in road and COP admeasuring 144.612 Sq.mtrs at "Green Paradise" situated on the land bearing New Block No.26, (Block no.s 26, 27, 28, 252, 255 and 266 total admeasuring 93865 Sq.mtrs of Village Parujan, Sub District Jalalpore, District Navsari bounded on the East by Adj. Internal Road, on the South by Adj. Plot no. 154 (at site Plot no. C/56), on the West by Adj. Plot no. 148 (at site Plot no. C/62), on the North by Adj. Plot no. 152 (at site Plot no. C/58).
5.	All right title and interest in property bearing Shop No.1020 (as per sanctioned plan Shop No. 211) super built up admeasuring 1302.00 Sq.fts. equivalent to 121.00 Sq.mtrs. its built up area admeasuring 669.06 Sq.fts equivalent to 62.18 Sq.mtrs and its carpet area is 650.76 Sq.fts equivalent to 60.48 Sq.mtrs on 1st floor, together with undivided proportionate share in underneath land and road and COP of building known as "Raj Textile World", constructed on the land bearing Block No. 94 (Rev.S.No. 44/3) admeasuring 8802.00 Sq.mtrs. Preliminary Town Planning Scheme No. 19 (Parvat Magob), Final Plot no. 31 admeasuring 6160 Sq.mtrs of Village Parvat, Sub district Taluka Udhana (City), District Surat and is bounded on the East: Adj. F.P.no.28, on the South by Adj. 18.00 mtrs T.P. Road, on the West by Adj. 18.00 mtrs T.P. Road, on the North by Adj. F.P.no.61.
6.	All right title and interest in property bearing Shop No. 1023 (as per sanctioned plan Shop No. 214) super built up admeasuring 1302 Sq.fts. equivalent to 121.00 Sq.mtrs. area is 669.06 Sq.fts equivalent to 62.18 Sq.mtrs and its carpet area is 650.76 Sq.fts equivalent to 60.48 Sq.mtrs on 1st floor, together with undivided proportionate share in underneath land and road and COP of building known as "Raj Textile World" constructed on the land bearing Block No. 94 (Rev.S.No. 44/3) admeasuring 8802.00 Sq.mtrs. Preliminary Town Planning Scheme No. 19 (Parvat Magob), Final Plot no. 31, admeasuring 6160 Sq.mtrs of Village Parvat, Sub district Taluka Udhana (City), District Surat and is bounded on the East by Adj. F.P.no.28, on the South by Adj. 18.00 mtrs T.P. Road, on the West by Adj. 18.00 mtrs T.P. Road, on the North by Adj. F.P.no.61.

For detailed terms and conditions of the sale, please refer to the link provided in the website of The Federal Bank Ltd i.e. <https://www.federalbank.co.in/web/guest/tender-notice>

For, The Federal Bank Limited
Mr. Lecin C
Deputy Vice President – I & Division Head
(Authorised Officer under SARFAESI Act)

Date:20/11/2025