

Gujarat Recovery : 10,11,12, Gr. Flr.,The Grand Monarch Complex, 100 Ft. Rd., Pralhad Nagar Rd., Nr. Seema Hall, Satellite, Ahmedabad - 380 015. Tel.: 079-2676 5290/91, Email: gujaratrecovery@tjsb.co.in

Registered Office: - TJSB House, Plot No. 85, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. Ph. 022-69368500

**TJSB SAHAKARI BANK LTD.** MULTI STATE SCHEDULED BANK

## PUBLIC AUCTION

TJSB Sahakari Bank Ltd., has initiated recovery action against the following defaulted borrowers through the Authorized Officer of the Bank, appointed under, the Securitisation & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (In short "SARFAESI Act,2002") and the rules made there under has issued Demand Notice on 08.02.2024 under section 13(2) of the said Act, to M/s. Chanderdip Processors & Others.

The Borrower & Mortgagor have not repaid the amount of Rs.1,83,48,551.18 (One Crores Eighty-Three Lakhs forty-Eight Thousand Five Hundred Fifty-one and Paise Eighteen Only) as on 31.01.2024 with further interest from 01.02.2024 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the Physical Possession of the immovable property on 20.04.2025 mentioned herein below u/s 13(4) and Section 14 of the said Act.

I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned property on "AS IS WHERE IS BASIS" without movable assets by inviting Tenders as laid down in prescribed laws.

Name of the Borrower (s) / Mortgagor(s)/Guarantor (s)	Description of Immovable Property
1. M/s. CHANDERDIP PROCESSORS – (Borrower & Mortgagor) 2. MRS. NINGOO CHITRA BHOLANATH (Partner/ Mortgagor & Guarantor) 3. MR. NINGOO DEEPAK BHOLANATH - (Partner/Guarantor) 4. MR. NINGOO KAMAL BHOLENATH - (Partner/Guarantor) 5. MRS. NINGOO HEMNA DEEPAK - (Partner/Guarantor) 6. MRS. NINGOO KAJAL KAMAL - (Partner/Guarantor) 7. MR. NINGOO MUKUNDKUMAR CHANDERSEN - (Partner/Guarantor) 8. MRS. NINGOO ARCHITA CHANDRASEN - (Partner/Guarantor) 9. MRS. NINGOO AARTI CHANDRASEN - (Partner/Guarantor) 10. M/s. SGS INNOVATIONS - (Guarantor)	All right title and interest in Shop/Unit No.34 super built-up area admeasuring 367.00sq.ft. equivalent to 34.10 sq. mtrs on ground floor of building known as "Golden Point", constructed on the land bearing City Survey Nondh No. 1643 admeasuring 585.47 sq.mtrs and City Survey Nondh No. 1644 admeasuring 4122.95 sq.mtrs total admeasuring 4708.42 sq.mtrs of Ward No.4. Situated at Begumpura, Sahara Darwaja area. Choryasi Sub District, Taluka City Surat, District Surat.
Gujarat Recovery Dept. Loan Account Nos.: 162301500000021, 162300800000006, 162300800000007, 162300800000008, 162314100000002 Total Outstanding Dues as on 31.12.2025. Rs.16,78,497.42 (Plus further interest and cost thereon from 01.01.2026)	
Place of Auction : Gujarat Regional Office,G-1/A, ITC Building, Majura Gate Crossing, Ring Road, Surat, Pin Code - 395 002.	Reserve Price : Rs.16,87,000.00 EMD Amount : Rs.1,68,700.00
Date and time of Inspection	27.02.2026 between 11:00 A.M. To 01:00 P.M.
Date and Time of Auction	07.03.2026 at 12:30 P.M

### Terms & conditions:-

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase Shop No. 34, Upper Ground Floor, "Golden Point, Near Lord Plaza, Ring Road, Surat" and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 06.03.2026 before 5:00 P.M. by the prospective bidder & EMD amount to be transferred by the way of NEFT/RTGS to Account No. 001995200000004, IFSC Code TJSB0000001 on or before 06.03.2026 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 07.03.2026 at the above-mentioned venue at 12:30 PM.
- The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
- The Undersigned hereby informs to the Borrower/ Mortgagor/s, and/or legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective borrower(s)/ Mortgagor(s) (since deceased) or absconding, as the case may be, to pay entire dues within 15 days from the date of the notice; otherwise Authorized officer shall proceed to sell the secured asset mentioned herein above in accordance with the Rule 8(5) of Security Interest (Enforcement) Rules, 2002.
- All or any such person(s) having any share, right, title, benefit, interest, claim, or demand in respect of the said property or to any part thereof by way of sale, allotment, exchange, mortgage, let, sub-let, lease, lien, charge, maintenance, license, gift, inheritance, share, possession, easement, trust, bequest possession, assignment or encumbrance of whatsoever nature or otherwise are requested to intimate to the undersigned in writing at the address mentioned below of any such claim accompanied with all necessary and supporting documents within 7 days from the date of publication hereof, failing which transaction shall be completed without reference to such claim, and any such person shall be deemed to have waived of his rights and the same shall not be binding on TJSB Sahakari Bank Ltd.
- Tender forms along with the terms and conditions sheet will be separately available with office of Authorized Officer at the cost of Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact No.9904212397/9820261554).
- The Auction will be finalized by the bank only. The bank does not authorize any other person or agency for the said auction.

This Publication is also 15 days' notice to the Borrower/Mortgagor/Guarantors of the above said loan accounts.

DATE : 12/02/2026  
PLACE : Ahmedabad.



Sd/-  
AUTHORISED OFFICER  
Under SARFAESI Act, 2002  
For & on behalf of TJSB Sahakari Bank Ltd.

Eng. - 12x23 6-11-25