

PUBLIC AUCTION
Rule 6 & 8 amongst others

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 and the rules made there under has issued Demand Notice on 03/07/2025 under section 13(2) of the said Act, to M/s. Baphana Jewellers Pvt. Ltd. (Borrower) & Others.

The Borrower, Mortgagees & Guarantors have not repaid the amounts of Rs. 41,90,28,896.00 (Rupees Forty One Crore Ninety Lakhs Twenty Eight Thousand Eight Hundred Ninety Six Only) as on 03/07/2025 with further interest from 04/07/2025 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the physical possession of the Movable / Immovable properties mentioned herein below u/s 13(4) and Section 14 of the SARFAESI Act, 2002.

I, the undersigned as the Authorized Officer of TJSB Sahakari Bank Ltd., have decided to sell the below mentioned properties on "AS IS WHERE IS BASIS", in public Auction by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/Mortgagor(s) / Guarantor(s)	
1. M/s. Baphana Jewellers Pvt. Ltd. (A Pvt. Ltd. Company through its Directors): i) Mr. Baphana Nilesh Subhash, ii) Mr. Baphana Subhash Lakhichand, iii) Mrs. Baphana Prabhavati Subhash, iv) Mrs. Baphana Namrata Nilesh ...Borrower & Mortgagor	3. Mr. Baphana Subhash Lakhichand . Mortgagor & Guarantor 4. Mrs. Baphana Namrata Nilesh ...Mortgagor & Guarantor 5. Mrs. Baphana Prabhavati Subhash ... Mortgagor & Guarantor 6. Mr. Baphana Kantilal Lakhichand ...Mortgagor & Guarantor 7. Mrs. Baphana Sarla Parmasal ...Mortgagor & Guarantor Sharanpur Road branch, Nashik M/s. Baphana Jewellers Pvt. Ltd. Loan Account Nos. : CC/016130100000002
2. Mr. Baphana Nilesh Subhash ...Mortgagor & Guarantor	
Description of Movable / Immovable Property(ies)	
A. Hypothecation of Stock lying in the premises of M/s. Baphana Jewellers Pvt. Ltd. Situated at Shop Showroom No. 4, Suyojit Sankul, Sharanpur Road, Next to Rajiv Gandhi Bhavan, Nashik- 422 002. Description of Movable Items: i. Silver Glass (One Box), ii. S. Gulabani (One Box), iii. S. Payal (One Box), iv. Baby Kada (One Box), v. Silver Articles (One Box), vi. Silver Articles (Two Box), vii. Silver Articles (One Box), viii. Silver Articles (Two Box), ix. Silver Articles (One Box), x. Silver Articles (One Box) Reserve Price : Rs. 25,19,250.00, EMD Amount : Rs. 2,51,925.00	
B. All that piece and parcel of the Shop with mezzanine floor i.e. Shop Showroom No. 4, on Property bearing CTS No. 6808 to 6813 and 6814 to 6819 measuring 4224.80 Sq. Mtrs. corresponding to Final plot no. 249 [part] and S. NO. 646/1B, Municipal House no. 1366 [part] on the said premises a building is constructed known as SUYOJIT SANKUL, out of the said constructed building a ground floor premises No. G-4, measuring 1600 Sq. Ft. Built up area i.e. 148.70 sq. mtrs (126 Sq. mtrs. carpet area) and 800 Sq. Ft. Built up area i.e. 74.34 Sq. Mtrs. (63 Sq. mtrs. carpet area) Mezzanine floor, situated at, Tilakwadi Signal, Near Rajiv Gandhi Bhavan, Nashik within the limits of Nashik Municipal Corporation on Sharanpur Road Nashik Owned by M/s. Baphana Jewellers Pvt. Ltd. Reserve Price : Rs. 11,10,37,000.00, EMD Amount : Rs. 1,11,03,700.00	
C. All that piece and parcel of land bearing no. CTS No. 6764 and 6765 lying at Nashik within the limits of Nashik Municipal Corporation and urban Agglomeration limits Nashik in Gaonhan measuring 1442.33 Sq. Mtrs. on the said property the building is constructed known as RIDDHI PARK, out of the said building in "D" wing premises known as Gala No. 8, basement measuring 23.23 Sq. Mtrs. Built up area & Gala No.7, basement measuring 28.35 Sq. Mtrs. (Built up area) Owned by M/s. Baphana Jewellers Pvt. Ltd. Reserve Price : Rs. 94,35,000.00, EMD Amount : Rs. 9,43,500.00	
D. All that piece and parcel of land bearing no. CTS No. 6764 and 6765 lying at Nashik within the limits of Nashik Municipal Corporation and urban Agglomeration limits Nashik in Gaonhan measuring 1442.33 Sq. Mtrs. on the said property the building is constructed known as RIDDHI PARK, out of the said building in "D" wing premises known as Shop No. 5, on Ground Floor, measuring total built up area 37.63 Sq. meters (404.90 sq. ft.) including mezzanine floor Owned by M/s. Baphana Jewellers Pvt. Ltd. Reserve Price : Rs. 1,09,32,000.00, EMD Amount : Rs. 10,93,200.00	
E. All that piece and parcel of land bearing no. CTS No. 6764 and 6765 lying at Nashik within the limits of Nashik Municipal Corporation and urban Agglomeration limits Nashik in Gaonhan measuring 1442.33 Sq. Mtrs. on the said property the building is constructed known as RIDDHI PARK, out of the said building in "D" wing premises known as Office no. 1, on First floor, measuring 920 Sq. ft. Built up (64.126 Sq. mtrs. Carpet area) Owned by Mr. Baphana Subhash Lakhichand Reserve Price : Rs. 1,83,99,600.00, EMD Amount : Rs. 18,39,600.00	
F. All that piece and parcel of land bearing Gat / S. no. 437/1 + 437/7 + 792 + 437/4/2A/3, B-2 out of it Bungalow at plot no. 2 measuring 530 Sq. Mtrs. situated at Pimpalgaon Baswant, Tal. & Dist. Nashik. Owned by Mr. Baphana Kantilal Lakhichand. Reserve Price : Rs. 1,36,23,000.00, EMD Amount : Rs. 13,62,300.00	
G. All that piece and parcel of Flat admeasuring area BUA- 1500 Sq. Ft. and open terrace 1500 Sq. ft. on second floor on front side in the building known as Datar Apartment, constructed upon S. no. 600B/2 & 3, situated at Vakiwadi, Nashik, within the limits of Nashik Municipal Corporation Nashik Owned by Mrs. Baphana Sarala Parmasal and Mrs. Baphana Prabhavati Subhash. Reserve Price : Rs. 1,15,00,000.00, EMD Amount : Rs. 11,50,000.00	
H. All that piece and parcel of Office - known as Hall B and C measuring 620.03 Sq. Ft. i.e. 57.62 Sq. Mtrs. (Built-up area) along with the terrace area measuring 461.30 Sq. Ft. i.e. 42.87 Sq. Mtrs. (Built-up area) out of the said building in "D" wing premises, bearing no. CTS No. 6764 and 6765 building is constructed known as RIDDHI PARK, Front of Bank of Maharashtra, Near Tilakwadi Signal, Tilakwadi Road, Nashik Owned by M/s. Baphana Jewellers Pvt. Ltd. Reserve Price : Rs. 98,21,000.00, EMD Amount : Rs. 9,82,100.00	
I. All that piece and parcel of Godown at Premises bearing no. L-2A admeasuring 45.49 sq. meters (Built-up), No. L-2B admeasuring 45.49 sq. meters (Built-up), No. L-2C admeasuring 45.49 sq. meters (Built-up) and No. L-13 admeasuring 26.00 sq. meters (Built-up) on lower ground in the building known as Suyojit Utility Apartment constructed on property bearing CTS No. 6792 and 6781 part, bearing S. No. 57/1A/1A/1 [part], final plot no. 384, CTS No. 6793 and 6781. S. No. 657/1A/1A/1, final plot no. 385, total measuring 2846.91 Sq. Mtrs., Front of Rajiv Gandhi Bhawan, B/H ICICI Bank, Sharanpur Road Nashik. Owned by M/s. Baphana Jewellers Pvt. Ltd. Reserve Price : Rs. 98,41,500.00, EMD Amount : Rs. 9,84,150.00	

Place of Auction : Nashik Recovery Department, Shop No. 1-2, Keshar Plaza Apartment, DGP Nagar, Near Mauli lawns, Ambad, Nashik-422010

Sr. No.	Properties Details	Date & Time of Inspection	Date & Time of Auction
a.	Stock at Shop No G-4, Suyojit Sankul	10.08.2026 11.00 A.M. TO 3.00 P.M.	31.08.2026 at 10:00 A.M.
b.	Shop No G-4 with mezzanine floor, Suyojit Sankul	10.08.2026 11.00 A.M. TO 3.00 P.M.	31.08.2026 at 01:00 P.M.
c.	Gala No 7 & 8, Riddhi Park	11.08.2026 11.00 A.M. TO 5.00 P.M.	31.08.2026 at 03:00 P.M.
d.	Shop No 5, Riddhi Park	11.08.2026 11.00 A.M. TO 5.00 P.M.	31.08.2026 at 04:00 P.M.
e.	Office No 1, Riddhi Park	11.08.2026 11.00 A.M. TO 5.00 P.M.	31.08.2026 at 05:30 P.M.
f.	Bungalow at Pimpalgaon	12.08.2026 11.00 A.M. TO 5.00 P.M.	01.09.2026 at 10:30 A.M.
g.	Flat at Datar Apartment	13.08.2026 11.00 A.M. TO 3.00 P.M.	01.09.2026 at 12:00 NOON
h.	Office at Hall B & C, Riddhi Park	11.08.2026 11.00 A.M. TO 5.00 P.M.	01.09.2026 at 2:30 P.M.
i.	Godown at Suyojit Utility Apartment	14.08.2026 11.00 A.M. TO 3.00 P.M.	01.09.2026 at 4:30 P.M.

Terms & conditions:-

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Movable & Immovable properties i.e. A. Stock at Shop No G-4, Suyojit Sankul, Tilakwadi Signal, Nashik or B. Shop No G-4 with mezzanine floor, Suyojit Sankul, Tilakwadi Signal, Nashik or C. Gala No.7 & 8, Riddhi Park, Tilakwadi Signal, Nashik or D. Shop No.5, Riddhi Park, Tilakwadi Signal, Nashik or E. Office No. 1, Riddhi Park, Tilakwadi Signal, Nashik or F. Bungalow Plot No 2, at Pimpalgaon, Nashik or G. Flat at Datar Apartment, Vakiwadi, Nashik or H. Office at Hall B&C, Riddhi Park, Nashik or I. Godown at Suyojit Utility Center, Sharanpur Road, Nashik" separately and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 29/08/2026 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by NEFT/RTGS to Account No. 001995200000003, IFSC Code TJSB00000001 on or before 29/08/2026 before 5.00 P.M.
- Offers so received by the undersigned will be opened and considered on 31/08/2026 & on 01.09.2026 at the above-mentioned auction venue at the time of Auction of each property.
- The undersigned reserves his right to accept or reject any offer and/or modified to cancel and/or postpone the Auction.
- In case, the market rate of silver rises as against the reserve price fixed on the date of auction, then the reserve price shall be considered at that prevailing market rate or the rate whichever is higher.
- 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 30 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 properties 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 15 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. 8691068937, 9762031580, 7020574515).
- 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 30 days' notice to the Borrower/Mortgagor/Guarantors of the above said loan accounts.

Date: 24/07/2026
Place: Nashik

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