

Registered Office :- TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West)-400604., ☎ 022-6936 8500
Ho Recovery Office : Madhukar Bhavan, Recovery Department, 3rd Floor, Wagle Estate Road No.16, Thane (West) -400604., ☎ 022 6997 8731.



PUBLIC AUCTION

SALE NOTICE FOR SALE OF IMMOVABLE ASSETS UNDER THE SARFAESI ACT, 2002 (READ WITH PROVISIO TO RULE 8 & 9 OF THE SECURITY INTEREST (ENFORCEMENT) RULES, 2002)

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 09.02.2026 u/s. 13(2) of the said Act to M/s. Satnam Healthcare (A Partnership Firm through its Partners: Mr. Kamlesh Lalchand Prithiani & Mrs. Manisha Kamlesh Prithiani) & M/s. Krishh Pharmaceuticals and Distributors (A Partnership Firm through its Partners: Mr. Kamlesh Lalchand Prithiani & Mrs. Manisha Kamlesh Prithiani) – Borrower & Others.

The Borrowers, Mortgageors & Guarantors have not repaid the amounts of Rs. 3,91,17,787.95 (Rupees Three Crores Ninety-One Lakhs Seventeen Thousand Seven Hundred Eighty-Seven and Paise Ninety-Five Only) as on 31.01.2026 with further interest and charges thereon from 01.02.2026 mentioned in the said Demand Notice within stipulated period; hence the Authorized Officer has taken the physical possession of the immovable property mentioned herein below as per request letter from the borrower(s) dated 17.03.2026 and 02.05.2026, u/s 13(4) of the SARFAESI Act, 2002.

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/(ies)
1. M/s. Satnam Healthcare (A Partnership Firm through its Partners): i. Mr. Kamlesh Lalchand Prithiani ii. Mrs. Manisha Kamlesh Prithiani (Borrower)	Equitable Mortgage of the Flat No. 902, admeasuring on or about 2150 sq. ft. built-up area, on the 9th floor, along with one car parking space bearing no. S-5, in the building known as "KRISHNA RESIDENCY" of "KRISHNA RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD" that is resting on the piece and parcel of the land bearing Plot no. 97, in Sector-29, situate at Village Vashi, Navi Mumbai, Tal. and Dist. Thane, within the local limits of Navi Mumbai Municipal Corporation and within the Registration District of Thane – Owned by Mr. Kamlesh Lalchand Prithiani & Mrs. Manisha Kamlesh Prithiani
2. M/s. Krishh Pharmaceuticals and Distributors (A Partnership Firm through its Partners): i. Mr. Kamlesh Lalchand Prithiani ii. Mrs. Manisha Kamlesh Prithiani (Borrower)	
3. Mr. Kamlesh Lalchand Prithiani (Guarantor & Mortgagor)	
4. Mrs. Manisha Kamlesh Prithiani (Guarantor & Mortgagor)	
5. Mr. Bipin Gordhandas Jani (Guarantor)	
VASHI SECTOR – 12 BRANCH Loan A/c Nos. CC/072130100000007, ECLGSTL1/072307800000002, ECLGSTL1/072307800000003, EXPRESS2/072308200000001, CC/072130100000008, EXPRESS2/072308200000002	
PLACE OF AUCTION:- TJSB SAHAKARI BANK LTD., Recovery Department, 3 rd Floor, Madhukar Bhavan, Road No. 16, Wagle Industrial Estate, Thane (w) – 400 604.	Reserve Price : Rs. 3,50,00,000.00 EMD Amount : Rs. 35,00,000.00
Date and Time of Inspection of Property	29.08.2026, Between 11.00 A.M. To 3.00 P.M.
Date and Time of Auction of Property	07.09.2026, at 11:00 A.M.

TERMS & CONDITIONS :

- The offer to be submitted in a sealed envelope super scribed, "Offer for Flat No. 902, KRISHNA RESIDENCY CO-OPERATIVE HOUSING SOCIETY LTD., Plot No. 97, Sector-29, Vashi, Navi Mumbai 400 705" and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before 05.09.2026 before 5.00 P.M. by the prospective bidder & EMD amount to be transfer by NEFT/RTGS to Account No. 001995200000001, IFSC Code TJSB0000001 on or before 05.09.2026 before 5:00 P.M.
- Offers so received by the undersigned will be opened and considered on 07.09.2026 at the above-mentioned auction venue at 11.00 a.m.
- 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) / Guarantor(s), and/or their legal heirs, Legal representative(s) (whether known or unknown), executor(s), administrator(s), successor(s) and assign(s) of the respective Borrower/ Mortgagor(s) / Guarantor(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 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 07 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 available with office of Authorised Officer for cost of Rs.100/- Plus GST Rs.18/-, Total Rs.118/- (Contact No. 9320315725, 8422936872, 8097441834).
- 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.

Sd/-

CHIEF MANAGER & AUTHORISED OFFICER
Under SARFAESI Act, 2002
For & on behalf of TJSB Sahakari Bank Ltd.

Date : 14.08.2026
Place: Thane.

SEAL