



Registered Office : TJSB House, Plot No. B5, Road No. 2, Wagle Industrial Estate, Thane (West) - 400 604. **Ph.** 022-2587 8500

Regional Recovery Office : - Shop No 1-2 Keshar Plaza, DGP Nagar, Near Mauli lawns, Ambad, Nashik - 422010 **Ph.** 0253-2374351

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** and the rules made there under has issued **Demand Notice on 31/07/2025 under section 13(2)** of the said Act, to **M/s. Baphana Jewellers Pvt. Ltd. (Borrower) & Others.**

The Borrowers, Mortgageors & 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 immovable properties** mentioned herein below 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 properties 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. Baphana Jewellers Pvt. Ltd. (APvt. 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	A. All that piece and parcel of Premise bearing Office No. 10 on First Floor admeasuring 115.64 sq. meters of carpet + 2 Allotted Car parking area from the project known as Business Bay Co Operative Housing Society Ltd. constructed upon S. no. 616/A, Near Gokul Hotel, Mumbai Naka, situated at Nashik within the limits of Nashik Municipal Corporation Nashik. Owned by Mr. Baphana Nilesh Subhash bounded as follows: East : Passage, West : Side marginal space, South : Unit no. 9, North : Road. Reserve Price : Rs. 2,66,36,000.00 EMD Amount : Rs. 26,63,600.00																
2. Mr. Baphana Nilesh Subhash ...Mortgagor & Guarantor 3. Mr. Baphana Subhash Lakhichand ...Mortgagor & Guarantor	B. 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. bounded as - East : Open space, West : Marginal Space, South : Marginal Space, North : Staircase and Hall no.A. Reserve Price : Rs. 1,49,69,000.00 EMD Amount : Rs. 14,96,900.00																
4. Mrs. Baphana Namrata Nilesh ...Borrower, Mortgagor & Guarantor 5. Mrs. Baphana Prabhavati Subhash ... Mortgagor & Guarantor 6. Mr. Baphana Kantilal Lakhichand ...Mortgagor & Guarantor 7. Mrs. Baphana Sarla Parasmal ...Mortgagor & Guarantor	C. 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. 1,50,00,000.00 EMD Amount : Rs. 15,00,000.00																
Sharanpur Road branch, Nashik M/s. Baphana Jewellers Pvt. Ltd. Loan Account Nos. : CC/016130100000002 ECLGSTL1/016307800000007 Mrs. Baphana Namrata Nilesh Loan Account No. SS-M/016305000000470																	
Place of Auction : Nashik Recovery Department, Shop No. 1-2, Keshar Plaza Apartment, DGP Nagar, Near Mauli lawns, Ambad, Nashik- 422010																	
<table border="1"> <thead> <tr> <th>Sr. No.</th> <th>Properties Details</th> <th>Date & Time of Inspection</th> <th>Date & Time of Auction</th> </tr> </thead> <tbody> <tr> <td>a.</td> <td>Office No.10, Business Bay</td> <td>30.01.2026 11.00 A.M. TO 4.00 P.M.</td> <td>25.02.2026 at 10:30 A.M.</td> </tr> <tr> <td>b.</td> <td>Office at Hall B & C, Riddhi Park</td> <td>31.01.2026 11.00 A.M. TO 4.00 P.M.</td> <td>25.02.2026 at 12.30 P.M.</td> </tr> <tr> <td>c.</td> <td>Godown at Suyojit Utility Apartment</td> <td>02.02.2026 11.00 A.M. TO 4.00 P.M.</td> <td>25.02.2026 at 02.30 P.M.</td> </tr> </tbody> </table>	Sr. No.	Properties Details	Date & Time of Inspection	Date & Time of Auction	a.	Office No.10, Business Bay	30.01.2026 11.00 A.M. TO 4.00 P.M.	25.02.2026 at 10:30 A.M.	b.	Office at Hall B & C, Riddhi Park	31.01.2026 11.00 A.M. TO 4.00 P.M.	25.02.2026 at 12.30 P.M.	c.	Godown at Suyojit Utility Apartment	02.02.2026 11.00 A.M. TO 4.00 P.M.	25.02.2026 at 02.30 P.M.	
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Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, **"Offer for purchase of Immovable property i.e. A. Office No.10, Business Bay CHS Ltd, Mumbai naka, Nashik or B. Office Known as Hall B&C, Riddhi Park, Tilakwadi Road Nashik or C. Godown at Suyojit Utility Apartment, Front of Rajiv Gandhi Bhawan, Sharanpur Road, Nashik "** and bring/send the said offer sealed cover envelope at the above-mentioned auction venue on or before **24/02/2026 before 5.00 P.M.** by the prospective bidder & EMD amount to be transfer by **NEFT/RTGS to Account No. 001995200000003, IFSC Code TJSB0000001** on or before **24/02/2026 before 5:00 P.M.**
- Offers so received by the undersigned will be opened and considered on **25/02/2026** at the above-mentioned auction venue for **a. Office No.10 Business Bay at 10.30 a.m. & b. for Office Known as Hall B& C, Riddhi Park at 12.30 p.m. & for c. Godown at Suyojit Utility Apartment at 2.30 p.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, 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 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 **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.

Sd/-
Authorized Officer,
Under SARFAESI Act, 2002

For & on behalf of TJSB Sahakari Bank Ltd.

Date: 20/01/2026

Place: Nashik