

TJSB SAHAKARI
BANK LTD.

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

Appendix - IV-A
 [See proviso to Rule 8 (6)]
SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

Auction Sale Notice for Sale of Immovable Assets under the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower (s) and Guarantor (s) that the below described immovable property mortgaged/charged to the Secured Creditor, the Physical Possession of which has been taken by the Authorised Officer of TJSB Sahakari Bank Ltd. Secured Creditor, will be sold on "As is where is", "As is what is", and "Whatever there is" on 23.09.2026 & 24.09.2026, for recovery of Rs. 39,52,29,367.68 (Rupees Thirty Nine Crore Fifty Two Lakhs Twenty Nine Thousand Three Hundred Sixty Seven and Sixty Eight Paise Only) as on 31.08.2026 due to the TJSB Sahakari Bank Ltd. from Borrower (s) and Guarantor (s). The Details of Borrower/s/ Director/s/Mortgagor/s/Guarantor/s/Secured Assets/Reserve Price/Auction Date & Time/Earnest Money Deposit (EMD) are mentioned below.

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 .. Director, Mortgagor & Guarantor 4. Mrs. Baphana Namrata Nilesh ... Director, Mortgagor & Guarantor 5. Mrs. Baphana Prabhavati Subhash ... Mortgagor & Guarantor 6. Mr. Baphana Kantilal Lakhichand ...Mortgagor & Guarantor 7. Mrs. Baphana Sarla Parasmal ...Mortgagor & Guarantor		
2. Mr. Baphana Nilesh Subhash ...Director, Mortgagor & Guarantor				
Description of Immovable Property(ies) & Reserve Price & EMD & Encumbrances		Status of Possession	Date & Time of Auction	Property Inspection Date & Time
A. 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 A [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. 9,99,33,300.00 • EMD Amount : Rs. 99,93,330.00 • Encumbrances: Not Known		Physical	23.09.2026 at 10.00 A.M	16,09.2026 11.00 A.M. to 5.00 P.M.
B. 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. 84,91,500.00 • EMD Amount : Rs. 8,49,150.00 • Encumbrances: Not Known		Physical	23.09.2026 at 12.00 NOON.	16,09.2026 11.00 A.M. to 5.00 P.M.
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 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. 98,38,800.00 • EMD Amount : Rs. 9,83,880.00 • Encumbrances: Not Known		Physical	23.09.2026 at 02:30 P.M.	16,09.2026 11.00 A.M. to 5.00 P.M.
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 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. 1,65,59,640.00 • EMD Amount : Rs. 16,55,964.00 • Encumbrances: Not Known		Physical	23.09.2026 at 04:30 P.M.	16,09.2026 11.00 A.M. to 5.00 P.M.
E. All that piece and parcel of land bearing GAT / S. no. 437/1 + 437/7 + 792 + 437/1A/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. 1,22,60,700.00 • EMD Amount : Rs. 12,26,070.00 • Encumbrances: Not Known		Physical	24.09.2026 at 10:30 A.M.	18,09.2026 11.00 A.M. to 5.00 P.M.
F. 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 Vakliwadi, Nashik, within the limits of Nashik Municipal Corporation Nashik Owned by M/s. Baphana Sarala Parasmal and Mrs. Baphana Prabhavati Subhash. • Reserve Price : Rs. 1,03,50,000.00 • EMD Amount : Rs. 10,35,000.00 • Encumbrances: Not Known		Physical	24.09.2026 at 12:00 NOON	18,09.2026 11.00 A.M. to 3.00 P.M.
G. 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. 86,38,900.00 • EMD Amount : Rs. 8,63,890.00 • Encumbrances: Not Known		Physical	24.09.2026 at 2:30 P.M.	16,09.2026 11.00 A.M. to 5.00 P.M.
H. 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. 571A/1A/1 [part], final plot no. 384, CTS No. 6793 and 6781, S. No. 6571A/1A/1, final plot no. 385, total measuring 2846.91 Sq. Mtrs., Front of Rajiv Gandhi Bhavan, B/HICICI Bank, Sharanpur Road Nashik. Owned by M/s. Baphana Jewellers Pvt. Ltd. • Reserve Price : Rs. 86,57,350.00 • EMD Amount : Rs. 8,65,735.00 • Encumbrances: Not Known		Physical	24.09.2026 at 4.30 P.M.	16,09.2026 11.00 A.M. to 5.00 P.M.
Place of Auction:- Nashik Recovery Department, Shop No 1-2, Keshar plaza Apartment, DGP Nagar, Near Mauli lawns, Ambad, Nashik- 422010				

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

Terms & conditions :-

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Immovable properties i.e. A. Shop No G-4 with mezzanine floor, Suyojit Sankul, Tilakwadi Signal, Nashik or B. Gala No.7 & 8, Riddhi Park, Tilakwadi Signal, Nashik or C. Shop No.5, Riddhi Park, Tilakwadi Signal, Nashik or D. Office No. 1, Riddhi Park, Tilakwadi Signal, Nashik or E. Bungalow Plot No 2, at Pimpalgaon, Nashik or F. Flat at Datar Apartment, Vakliwadi, Nashik or G. Office at Hall B&C, Riddhi Park, Nashik or H. 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 22/09/2026 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 22/09/2026 before 5.00 P.M.
- Offers so received by the undersigned will be opened and considered on 23/09/2026 & on 24/09/2026 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.
- There are no any encumbrances known to secured creditors in respect of the above mentioned properties put for sale. However, the intending bidder should make their own enquiry and due diligences regarding the encumbrances upon the property from respective offices/department. The payment of all statutory/ non statutory dues, taxes rates, assessments, charges fees etc. owing to any authority or to anybody shall the sole responsibility of successful bidder only.
- 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 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 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 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.

STATUTORY 15 DAYS SALE NOTICE UNDER RULE 8 (6) OF THE SARFAESI ACT, 2002.

Date: 05/09/2026
 Place: Nashik

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