

PUBLIC AUCTION

Auction 15 days Sale Notice for sale of immovable and movable properties under the arbitration award u/s. 84 of the Multi-State Co-operative Societies Act, 2002 in ARBITRATION CASE NOS. ARB/TJSB/SVT/01 OF 2023, ARB/TJSB/SVT/02 OF 2023, ARB/TJSB/SVT/03 OF 2023, ARB/TJSB/SVT/04 OF 2023, ARB/TJSB/SVT/05 OF 2023, ARB/TJSB/SVT/06 OF 2023 passed by the Hon'ble Arbitrator Shri. S.V. Tinaikar obtained on 07/08/2024.

TJSB Sahakari Bank Ltd. has initiated recovery action against the following defaulted borrowers through the Sales/Recovery Officer of the Bank, empowered under Multi State Co-operative Societies Act, 2002 and the rules made there under has issued Demand Notice on 16/12/2024 as per details given below in table.

The Borrowers, Mortgagors & Guarantors have not repaid the amounts as stated in the Demand Notice within the stipulated period. Hence, the Sales/Recovery Officer had taken Physical Possession of the immovable/movable property as mentioned below.

I, the undersigned as the Sales/Recovery Officer empowered under Section 97 of Multi-State Co-operative Societies Act, 2002 by the Hon'ble Central Registrar, Co-operative Societies, New Delhi, have decided to sell the mortgaged property on "AS IS WHERE IS BASIS", "AS IS WHAT IS BASIS" & "WITHOUT ANY RECOURSE BASIS" by inviting Tenders as laid down in prescribed laws.

Name of the Borrower(s)/ Mortgagor(s) / Guarantor(s)	Date of Demand Notice & O/s. Amount	Description of Immovable and Movable Property with Reserve Price and EMD Amount
1. M/s. Donum Dieu Engineers Pvt. Ltd. Through its Directors; a. Mr. Kulkarni Abhay Narhar b. Mrs. Kulkarni Smita Abhay ... Borrower & Mortgagor	16/12/2024 Outstanding Amount as on 21/12/2022 Rs. 9,65,56,871.19 (Plus further interest, together with incidental expenses, costs and charges thereon.)	Land & Building along with Plant, Machinery & Scrap lying at all that piece and parcel of plot No. H-29, Add. Murbad Industrial Area, Kudavali, Murbad, Dist. Thane. (Land adm. 3,589 sq.mtrs & Building adm. 2716.43 sq.mtrs.) Reserve Price : Rs.5,86,67,850.00 EMD Amount : Rs.58,66,785.00
2. Mr. Kulkarni Abhay Narhar ... Guarantor		
3. Mrs. Kulkarni Smita Abhay ... Guarantor		
Nashik Recovery Dept. Loan Account Nos. 142/ADVHYPR/12, 142/PRLNR/8, 142/WCTLR/2, 142/WCTLR/1, 142/CCR/25, 142/CCR/26		

Place of Auction : TJSB Sahakari Bank Ltd., "Madhukar Bhavan", Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West) - 400 604.

Date and time of Inspection of Property :	03/09/2025 Between 10.00 A.M to 2.00 P.M.
Date and Time of Auction of Property :	06/09/2025 At 12.00 Noon.

Terms & conditions: -

- The offer to be submitted in a sealed envelope super scribed, "Offer for purchase of Land & Building along with Plant, Machinery & Scrap" situate at Plot No. H-29, Add. Murbad Industrial Area, Kudavali, Murbad" and bring/send the said offer sealed cover envelope at "TJSB Sahakari Bank Ltd., "Madhukar Bhavan", Recovery Department, 3rd Floor, Wagle Industrial Estate, Road No.16, Thane (West) - 400 604" on or before 04/09/2025 before 05.00 P.M. by the prospective bidder & EMD amount to be transferred through RTGS/NEFT to Account No. 001995200000003, IFSC Code - TJSB0000001 on or before 04/09/2025 before 05.00 P.M.
- Offers so received by the undersigned will be opened and considered on 06/09/2025 at the above-mentioned auction venue at 12.00 Noon.
- GST on sale of Plant & Machinery-scrap shall be borne by Successful Bidder of Final Bid Amount.
- 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 Sales/Recovery officer shall proceed to sell the mortgaged property/(ies) mentioned herein above in accordance with the MSCS ACT, 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 separately available with office of Sales/Recovery Officer at the cost of Rs. 100/- Plus Rs. 18/- GST Total Rs. 118/- (Contact No. 9323220042/8655980279/9136677811/022-6997 8752/736/599/532)..
- The undersigned reserves his right to accept or reject any offer and/modified to cancel and/or postpone the Auction.
- 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/-

Sales/Recovery Officer,

Under Sec 97 of MSCS Act, 2002.

For & on behalf of TJSB Sahakari Bank Ltd.

Date: 21/08/2025

Place: Thane